

SAN FRANCISCO PUBLIC LIBRARY



3 1223 06018 0529

5/S



San Francisco Public Library

DOCUMENTS DEPARTMENT

REFERENCE BOOK

Not to be taken from the Library





PROGRAMMING AREA ANALYSIS

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP

P R O G R A M M I N G

A R E A

A N A L Y S I S

A Special Study Undertaken as a Part of
the San Francisco Community Renewal Program

Arthur D. Little, Inc.

June 1965



Digitized by the Internet Archive
in 2016

T A B L E O F C O N T E N T S

| | |
|------------|--|
| | Introduction and Area Definitions |
| Section 1. | Topography and Land Use |
| Section 2. | Household and Housing Composition, 1960, by CRP Neighborhood |
| Section 3. | Social and Physical Problem Profiles, by Census Tract |
| Section 4. | Population and Housing Characteristics Maps, 1960, by Enumeration District |
| Section 5. | Population and Housing Trends, 1950-1960, by Census Tract |
| Section 6. | Improvement and Construction Activity Indicators, by Census Tract |
| Section 7. | Public Facilities |

Arthur D. Little, Inc.

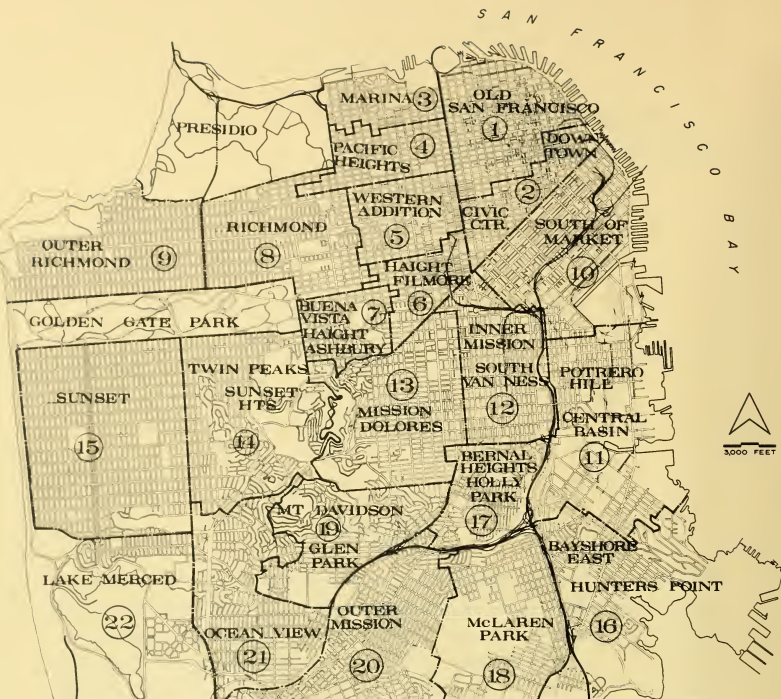
I N T R O D U C T I O N A N D
A R E A D E F I N I T I O N S

INTRODUCTION

This is one of a set of reports compiled by Arthur D. Little, Inc. to meet special requirements of the San Francisco Community Renewal Program. The set contains 22 reports in all; one for each "CRP Programming Area" (see map on reverse). Each report includes information on: land use; population characteristics and trends; housing characteristics and trends; social and physical problems; construction and improvement activity; and public facilities. This data is provided for the Programming Area as a whole and for various types of sub-areas within the Programming Area.

Data from these reports were, of course, extensively used in the programming operations which led to the recommendations of the final CRP Report. This

Arthur D. Little, Inc.



PROGRAMMING AREAS

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP

should be regarded, however, as a first step. The same information should prove to be of great value in meeting further needs of a variety of San Franciscans who are concerned about their City's future. First of all, they are designed to benefit the City's proposed Development Coordinator and the many departments concerned with renewal and development. With the same factual information available to all City officials from these reports and other CRP publications, coordination should be improved.

Many private citizens should also be interested in these reports although they may not need to review the entire set. Prospective builders should find much of the data to be extremely valuable in their analysis of prospective market conditions, building opportunities, etc. The individual residents and neighborhood associations within these areas should also find the reports to be of interest and value. With the information they provide, a neighborhood group can become well informed about its environment and can set goals and make plans for both change and improvement in a realistic way.

Some of the information in these reports has been published in the past. However, it is for the most part recorded in a form that has made it very difficult to use. Our intention in bringing it together in this form is to make it immediately usable; these data have never before been assembled in one place for comparative purposes. By combining existing information with much that is totally new, these reports also fill many missing links. They attempt to construct a meaningful, comprehensive portrait of conditions and trends in each area.

It is hoped and intended that these reports will be revised and expanded in the future as new data become available. If maintained on a current basis, they could become an orderly historical record of each area; showing the gradual transition of ideas and planning concepts as well as physical, social and economic conditions.

Arthur D. Little, Inc.

It should be noted that these reports are supplements to the Community Renewal Program Final Report. This should be required reading for all who want to understand the area reports adequately. Many other CRP publications, especially the San Francisco Fact Book, also help to round out the knowledge and insights to be gained from these pages.

In the preparation of this report, the Arthur D. Little, Inc. staff was aided greatly by the use of maps and existing data from the San Francisco Department of City Planning. We wish to express our thanks to the Department and other City officials who aided in this preparation.

AREA DEFINITIONS

In this report all data is provided on the basis of sub-areas defined for the United States Census of Population and Housing. These areas are somewhat arbitrarily drawn: their boundaries are not always "real" boundaries in the social, economic or physical sense. Nonetheless, the Census is the richest source of information for the purposes of program analysis and, therefore, Census areas are the best available.

The areas we have used are defined as follows:

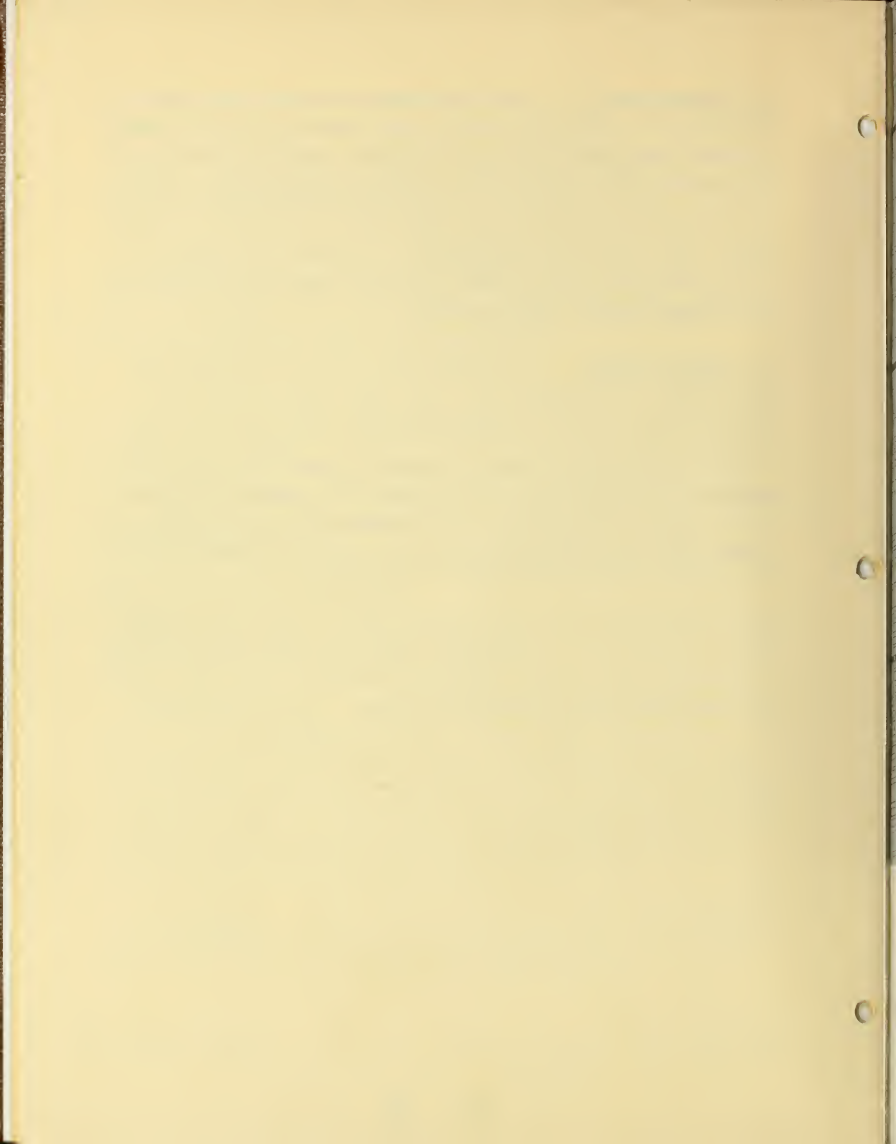
1. Enumeration Districts. Enumeration Districts are relatively small units. The average Enumeration District contains eight to ten blocks, 250 housing units and 1,200 people. This is established as the amount that can be canvassed by one Census Enumeration in one day. There are approximately 600 of these units in San Francisco. Their size permits the most detailed analysis of internal variations within the City, although the information available at the Enumeration District level is not very broad.
2. Census Tracts. Census Tracts are groupings of Enumeration Districts, and are the most frequently used units for data publication. There are 127 Census Tracts in the City, according to the 1960 delineations.

Arthur D. Little, Inc.

3. CRP Neighborhoods. CRP Neighborhoods are special units defined for the San Francisco CRP study. They are roughly comparable in size and number to Census Tracts (106 in San Francisco) and are also made up of groupings of Enumeration Districts. One important difference exists, however. Neighborhoods are relatively homogeneous internally with respect to major population and housing characteristics, whereas Census Tracts are much more arbitrarily defined. For this reason, Neighborhoods were used for the preparation of a special data tape including numerous significant cross-tabulations which are not published elsewhere. (See Section 2.)

4. Programming Areas. Programming Areas, shown on the preceding map, are groupings of CRP Neighborhoods. This report, like the others in the series, presents information about a single Programming Area and the CRP Neighborhoods and Enumeration Districts within it. Programming Area boundaries also conform fairly closely to groupings of Census Tracts. Therefore, some data on the Tract basis is also included. This should be used with care, however. Some Tracts do overlap Programming Area lines. In these cases the Tract has been assigned, in total, to one of the Programming Areas even though a part of it lies outside of that area.

Precise definitions of the areas described above are shown on the following maps. In using any of the data in this report, the reader should refer back to these maps and the opening paragraphs of the Section under study to determine the precise units and boundaries involved.

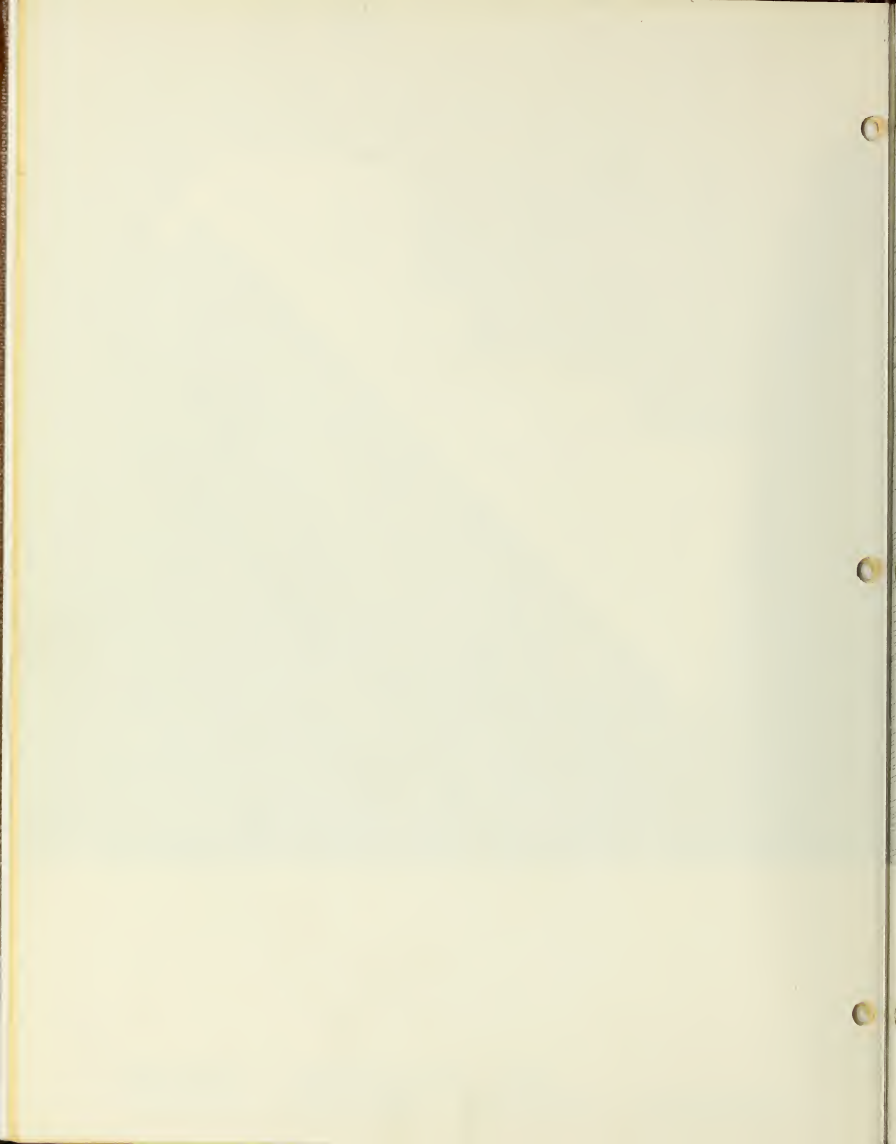


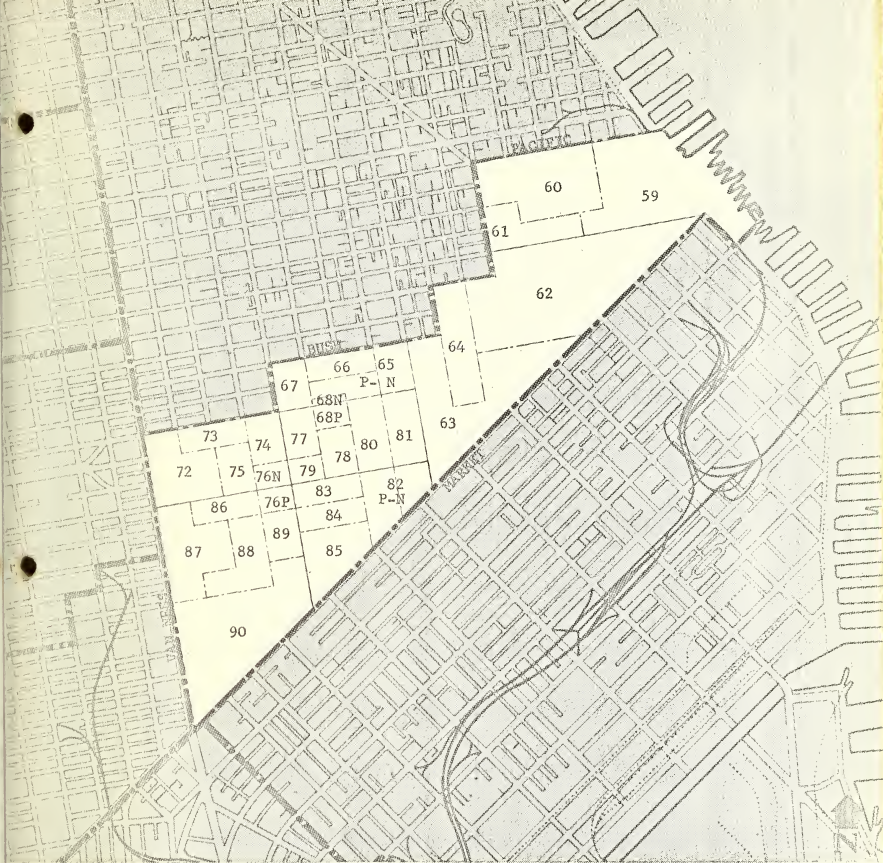


SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

2 9

CRP

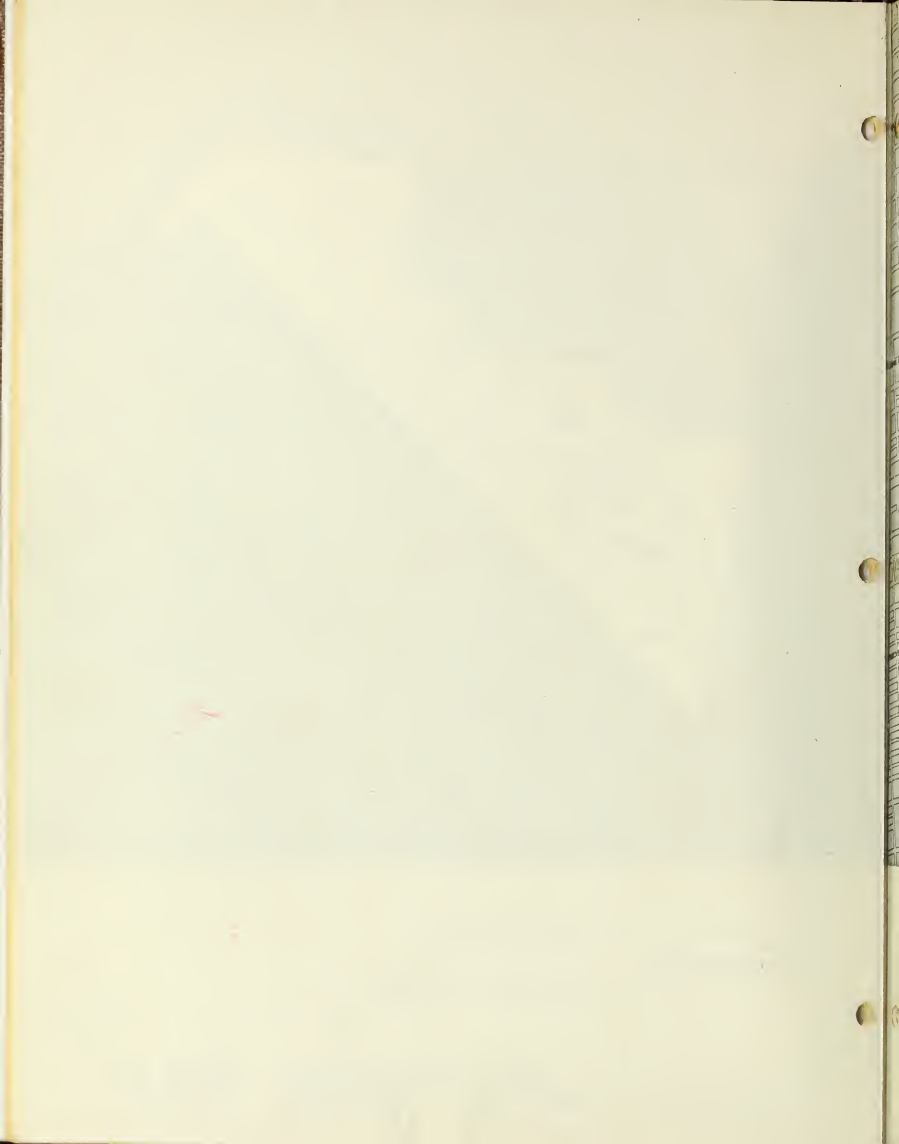


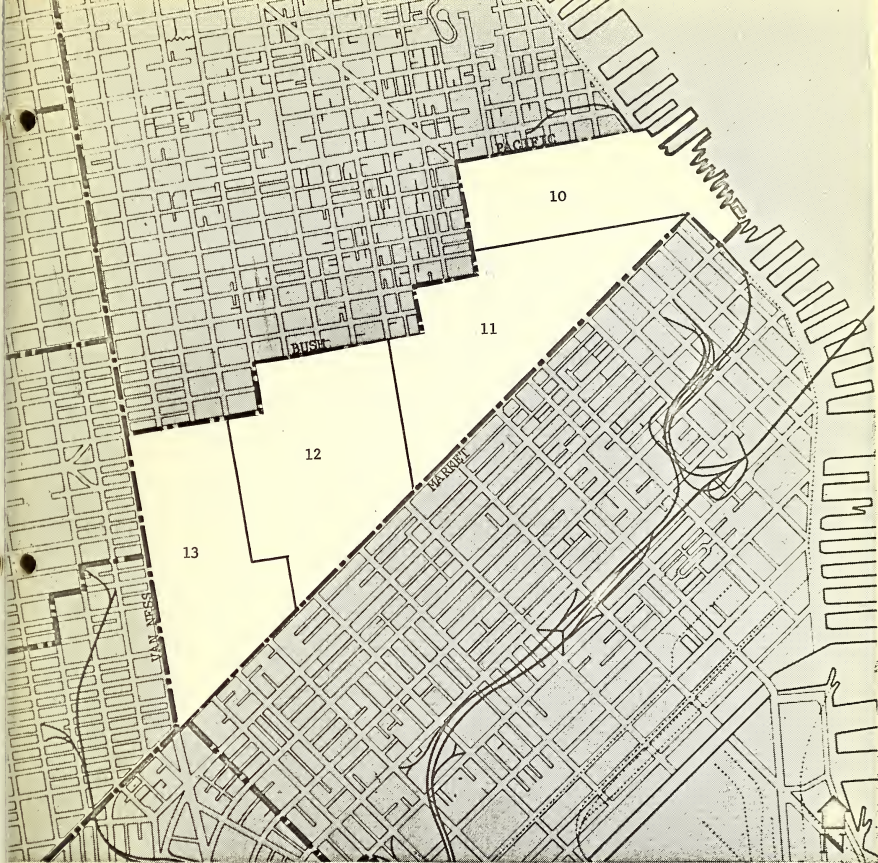


ENUMERATION DISTRICTS

Programming Area 2

Source: 1960 Census of Population and Housing





CRP NEIGHBORHOODS

Programming Area 2

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

2 11

CRP



C E N S U S T R A C T

Programming Area 2

Source: 1960 Census Tracts, San Francisco Department of City Planning



SECTION 1

TOPOGRAPHY AND LAND USE

The following maps and tables, developed by the San Francisco Department of City Planning, contain detailed topographical and land use information. The maps are at a scale of: 1" = 1500'.

The first map in the series shows the topography of the Programming Area, superimposed over the street pattern. Contours are drawn at 50' intervals.

The remaining maps indicate the land use pattern in the Programming Area as recorded in the Department's 1961-1964 Land Use Survey. Separate maps are provided for five basic categories: Residential, Secondary Residential, Commercial, Industrial and Vacant. All uses are indicated on a parcel-by-parcel basis. The table on the reverse of this page shows the distribution of total land use in San Francisco by detailed categories from both the

Arthur D. Little, Inc.

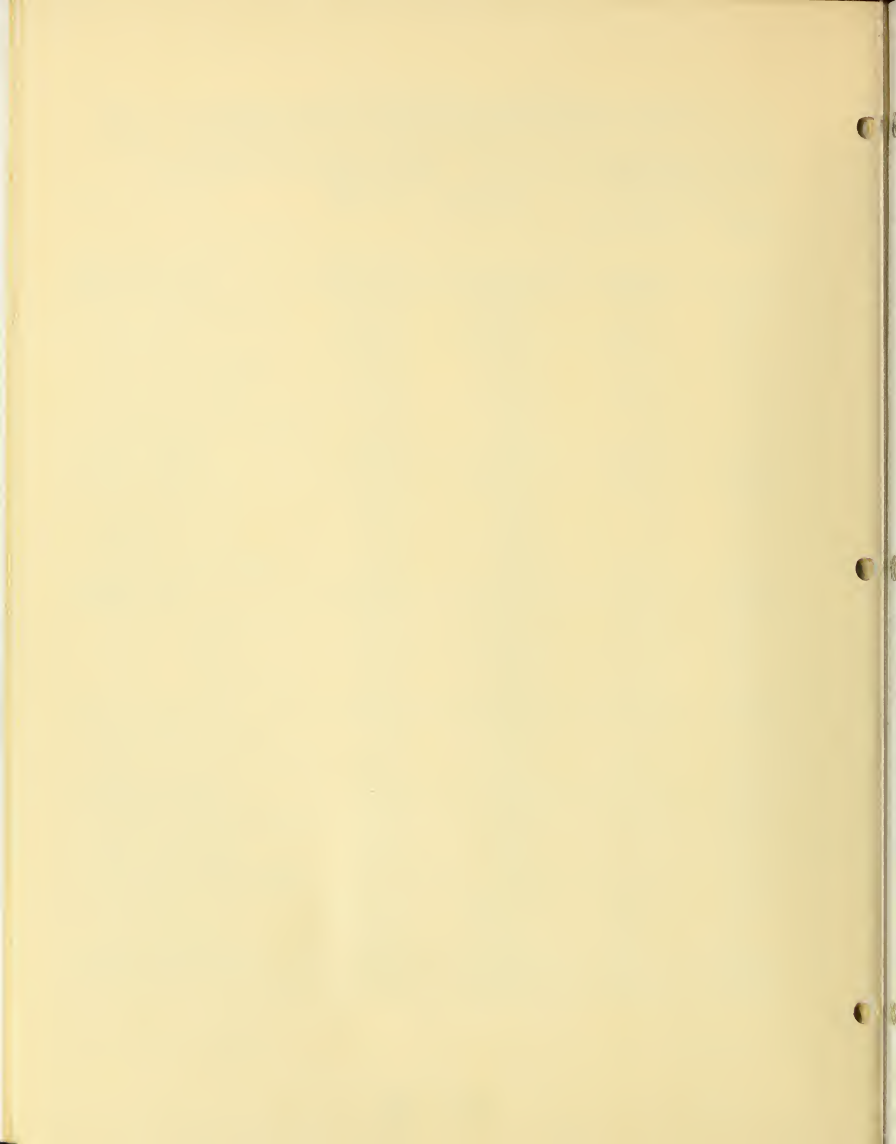
LAND USE DATA - CITY-WIDE
Compiled from the 1947-48 and 1961-64 Land Use Surveys
Areas in Acres

| Land Use Category | 1961-64 Land Use | 1947-48 Land Use | Percentages of 1961-64 Land Use by | |
|-----------------------------|---------------------|---------------------|---------------------------------------|---------------------|
| | | | City-Wide Net Acreage | Category Heading |
| Gross Area of City | 30,095.00 | | | |
| Net Area of City | 22,601.49 | 22,284.99 | 100.0% | |
| RESIDENCE TOTAL | 9,037.11 | 8,239.65 | 40.0 | 100.0% |
| Single Family Detached | 1,810.07 | 2,089.17 | 8.0 | 20.0 |
| Single Family Row | 4,406.41 | 3,586.52 | 19.5 | 48.7 |
| Two Family | 1,114.50 | 1,020.49 | 4.9 | 12.3 |
| Three to Four Family | 475.16 | 442.68 | 2.1 | 5.3 |
| Five to Nine Family | 312.95 | 235.90 | 1.4 | 3.5 |
| Ten Family & Over | 512.78 | 370.56 | 2.3 | 5.7 |
| Rooming & Boarding Houses | 33.46 | 44.64 | .1 | .4 |
| Hotel & Motel | 42.61 | 22.66 | .2 | .5 |
| Public Housing | 329.17 | 427.03 | 1.5 | 3.6 |
| COMMERCE TOTAL | 1,478.00 | 1,232.57 | 6.5 | 100.0% |
| Retail & Offices | 931.82 | 819.52 | 4.1 | 63.0 |
| Gas Station | 108.48 | 91.41 | .5 | 7.3 |
| Commercial Garage | 64.17 | 80.89 | .3 | 4.3 |
| Wholesale | 20.98 | 54.74 | .1 | 1.4 |
| Parking, Used Car Lot | 303.57 | 92.08 | 1.3 | 20.5 |
| Other Open Air Commerce | 48.98 | 93.93 | .2 | 3.3 |
| INDUSTRY TOTAL | 1,463.89 | 1,253.96 | 6.5 | 100.0% |
| Structural Light | 551.87 | 443.73 | 2.4 | 37.7 |
| " Intermediate | 315.21 | 254.99 | 1.4 | 21.5 |
| " Heavy | 162.08 | 261.53 | .7 | 11.1 |
| Open Air Light | 83.65 | 35.47 | .4 | 5.7 |
| " Intermediate | 218.59 | 159.19 | 1.0 | 14.9 |
| " Heavy | 132.49 | 99.05 | .6 | 9.1 |
| UTILITY TOTAL | 954.19 | 1,071.57 | 4.2 | 100.0% |
| Trucks & Bus Terminals | 3.98 | 26.81 | - | .4 |
| Railroad Tracks & Terminals | 280.45 | 300.39 | 1.2 | 29.4 |
| Lakes & Reservoirs | 585.28 | 674.84 | 2.6 | 61.3 |
| Other Utilities | 84.48 | 69.53 | .4 | 8.9 |
| INSTITUTION TOTAL | 439.65 | 352.32 | 1.9 | 100.0% |
| Private & Parochial Schools | 143.26 | 91.40 | .6 | 32.6 |
| Homes & Hospitals | 123.18 | 156.17 | .5 | 28.0 |
| Churches, Convents, etc. | 129.49 | 86.06 | .5 | 29.4 |
| Other Institutional Uses | 43.72 | 18.69 | .2 | 9.9 |
| PUBLIC TOTAL | 6,593.94 | 5,397.51 | 29.2 | 100.0% |
| Public Recreation | 2,946.83 | 2,370.83 | 13.0 | 44.7 |
| Public Schools | 544.66 | 300.77 | 2.4 | 8.3 |
| Other Public Uses | 3,102.45 | 2,725.91 | 13.7 | 47.1 |
| PRIVATE RECREATION | 363.57 | 298.26 | 1.6 | 100.0% |
| VACANT TOTAL | 2,271.14 | 4,439.15 | 10.0 | 100.0% |

Arthur D. Little, Inc.

1961-1964 and the 1947-1948 end use surveys. The table on the next page shows 1961-1964 survey data for all Census Tracts in this Programming Area. Further tabular information is contained in: The Use of Land in San Francisco, San Francisco Department of City Planning, October 1964.

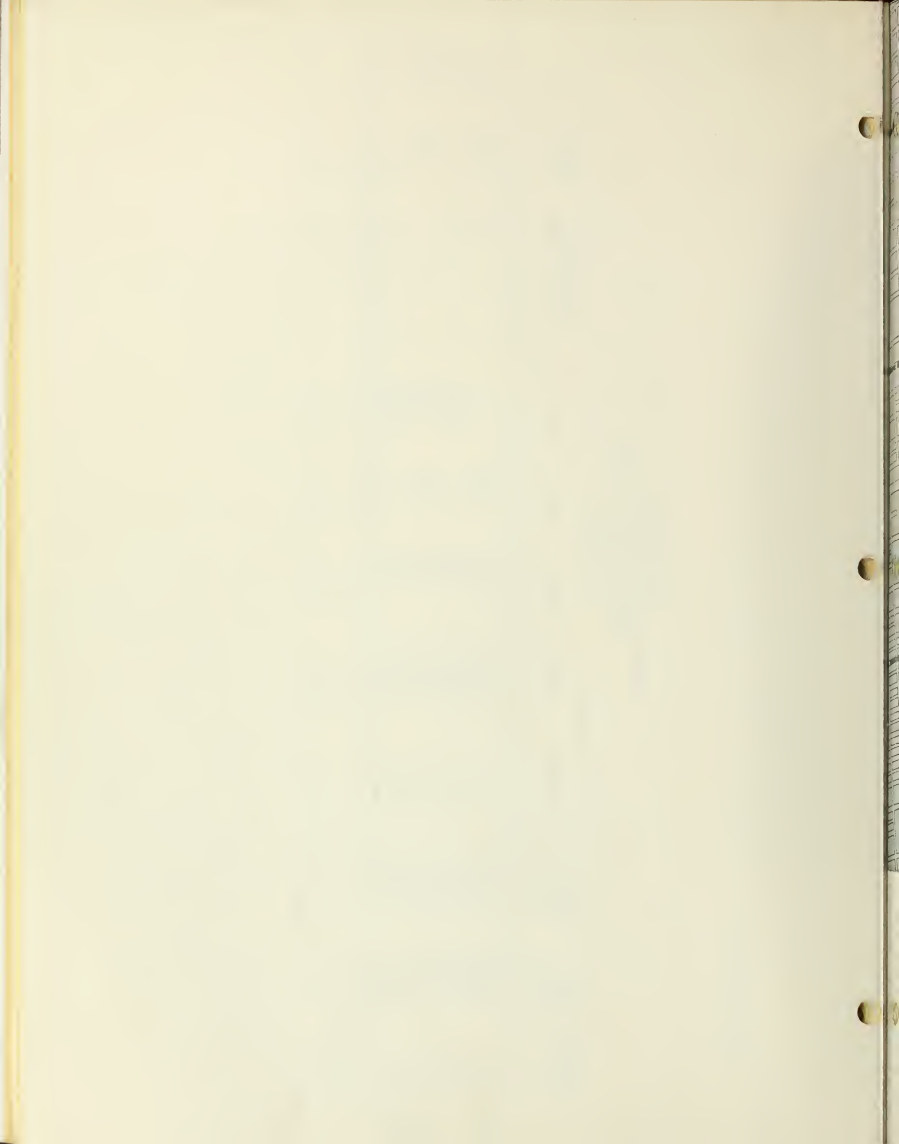
Arthur D. Little, Inc.

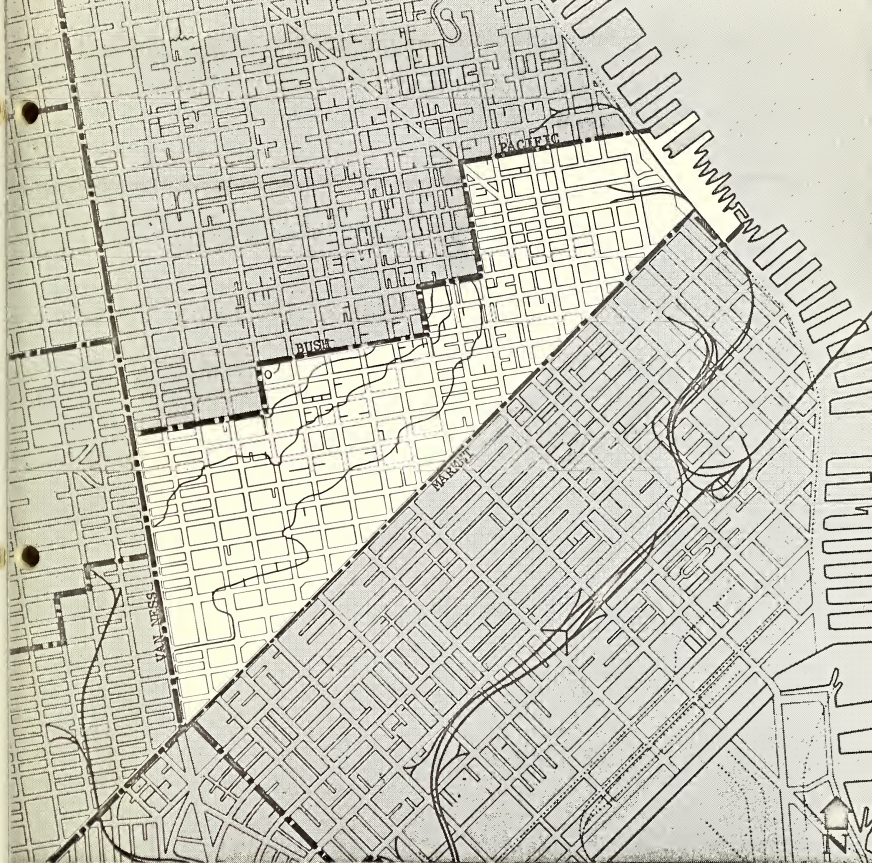


PROGRAMMING AREA 2

San Francisco
Summary Land Use Data by Census Tracts
1961-64 Land Use Survey
(In acres)

| Census Tract | Total Gross Acreage | Total Net Acreage | Residence | Commerce | Industry | Utility | Institution | Recreation Private | Recreation Public | Other Public | Vacant |
|--------------|---------------------|-------------------|-----------|----------|----------|---------|-------------|--------------------|-------------------|--------------|--------|
| A 16 | 86.83 | 50.80 | 3.00 | 20.66 | 9.84 | .19 | | | | 4.41 | 12.70 |
| A 17 | 142.22 | 88.15 | 1.35 | 77.65 | .74 | 1.58 | .95 | 3.39 | .92 | | 1.57 |
| A 18 | 30.38 | 20.55 | 7.47 | 10.82 | .03 | | 2.16 | | .07 | | |
| A 20 | 45.56 | 28.58 | 9.34 | 16.24 | 1.41 | .13 | .82 | | .31 | | .33 |
| A 21 | 45.56 | 30.40 | 5.36 | 21.98 | .30 | .64 | 1.34 | | .10 | | .68 |
| A 22 | 49.52 | 31.33 | 1.80 | 27.99 | .32 | | 1.22 | | | | |
| A 23 | 110.19 | 67.10 | 5.45 | 28.77 | 3.01 | .86 | .85 | 4.44 | 22.15 | | 1.57 |
| Total | | | | | | | | | | | |
| P.A. 2 | 510.26 | 316.91 | 33.77 | 204.11 | 15.65 | 3.40 | 7.34 | 7.83 | 27.89 | | 16.92 |





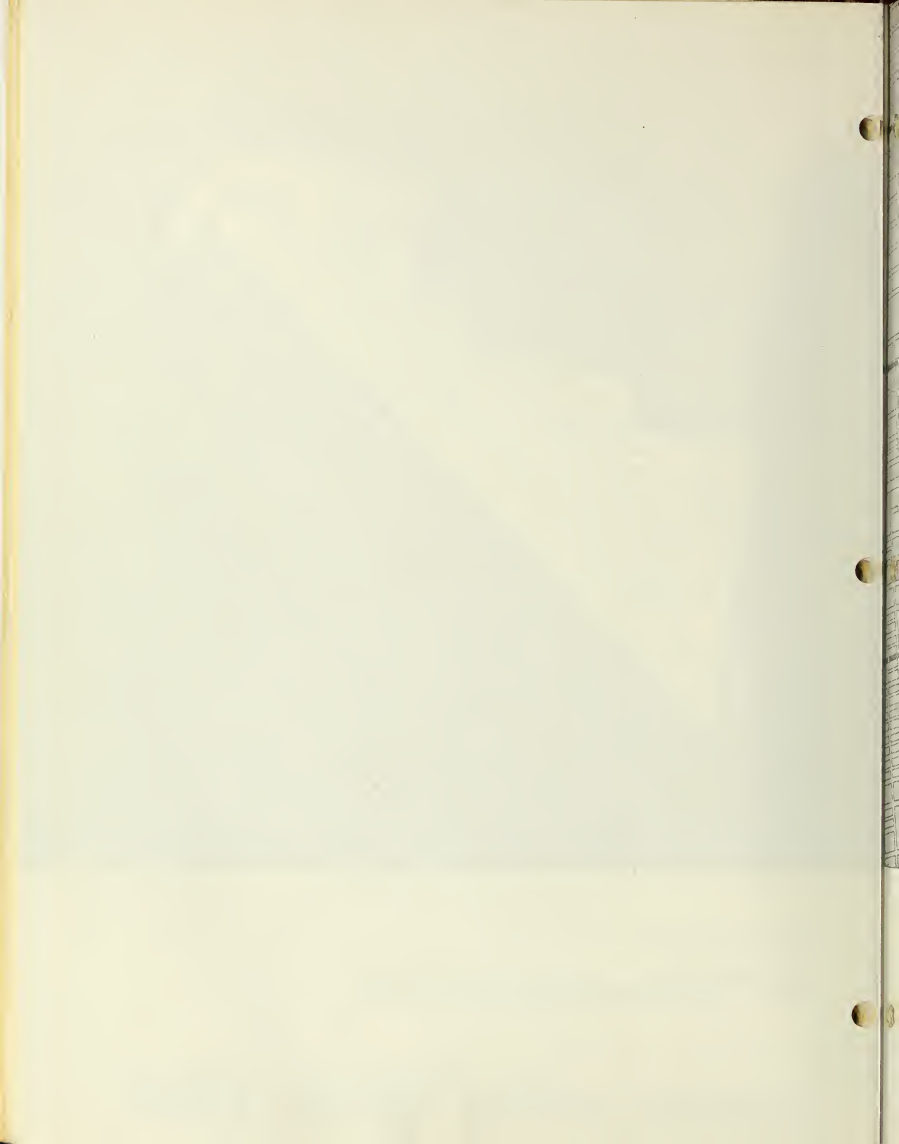
TOPOGRAPHY

Programming Area 2

Source: San Francisco Department of City Planning

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP

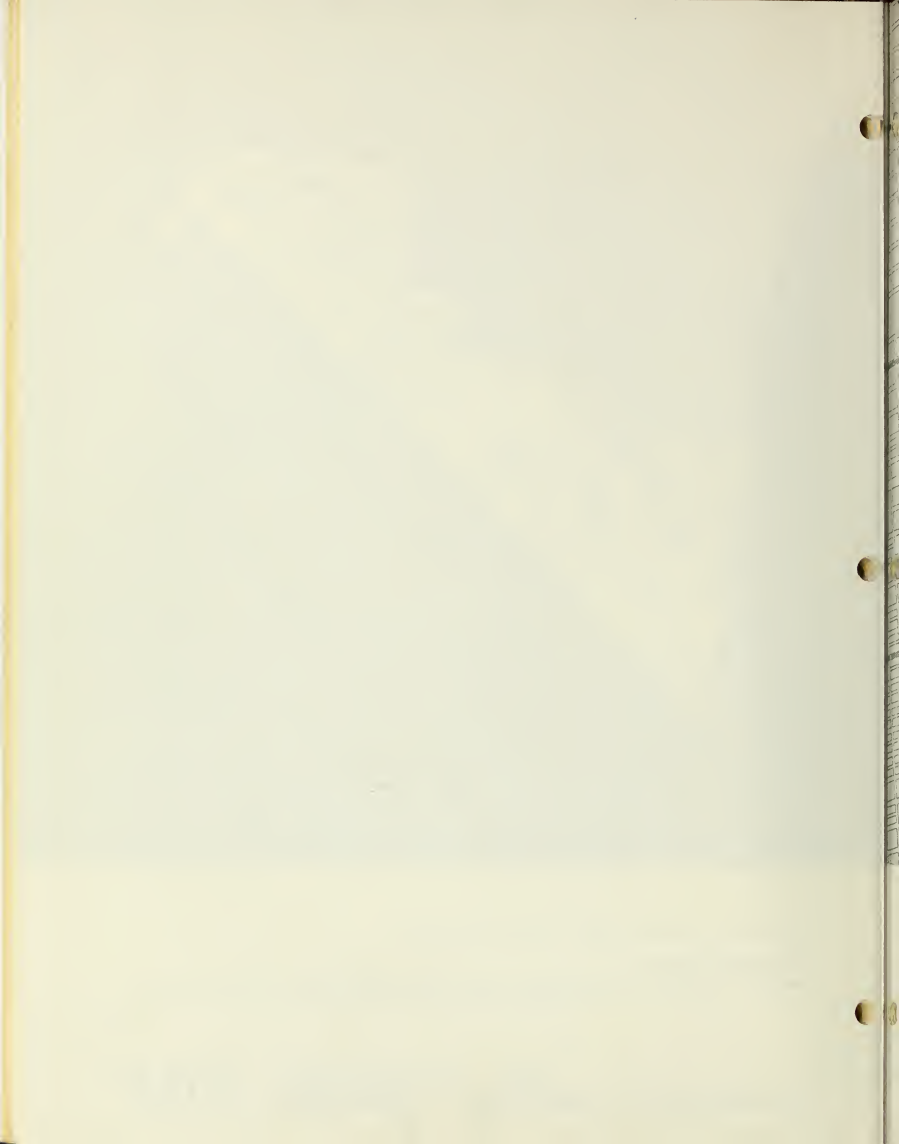




LAND USED FOR RESIDENCE

Programming Area 2

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning





SECONDARY RESIDENTIAL USE

Programming Area 2

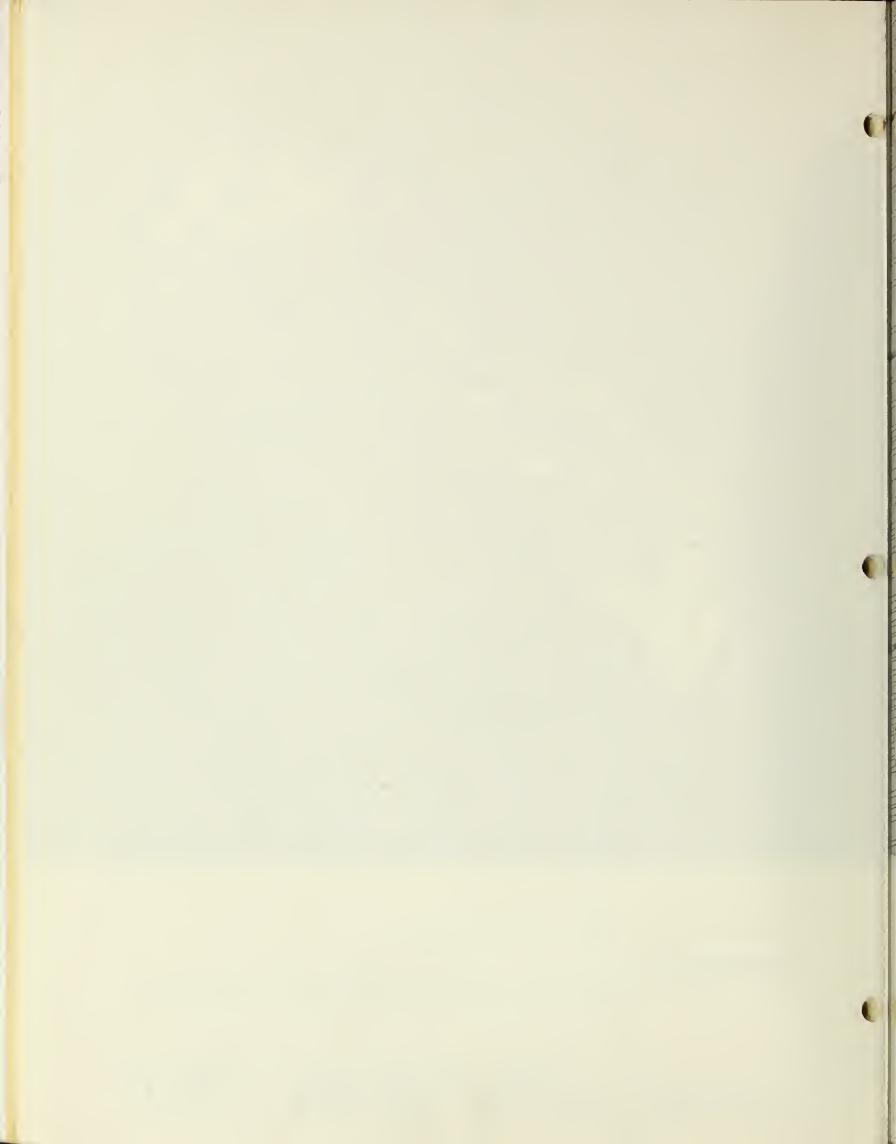
Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

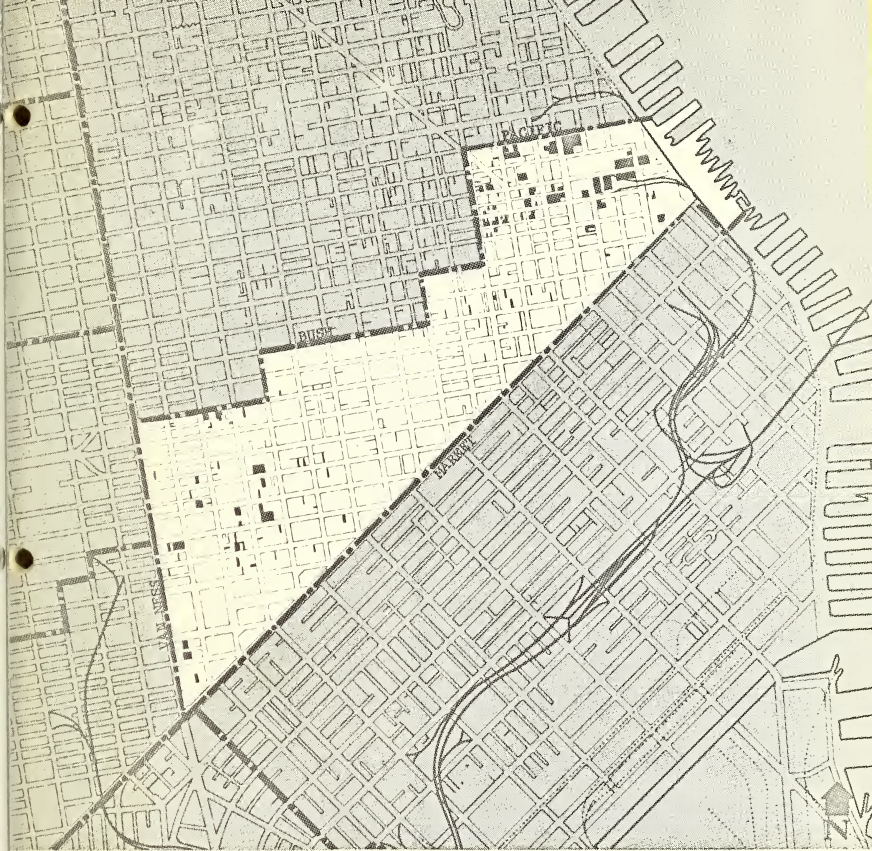


LAND USED FOR COMMERCE

Programming Area 2

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

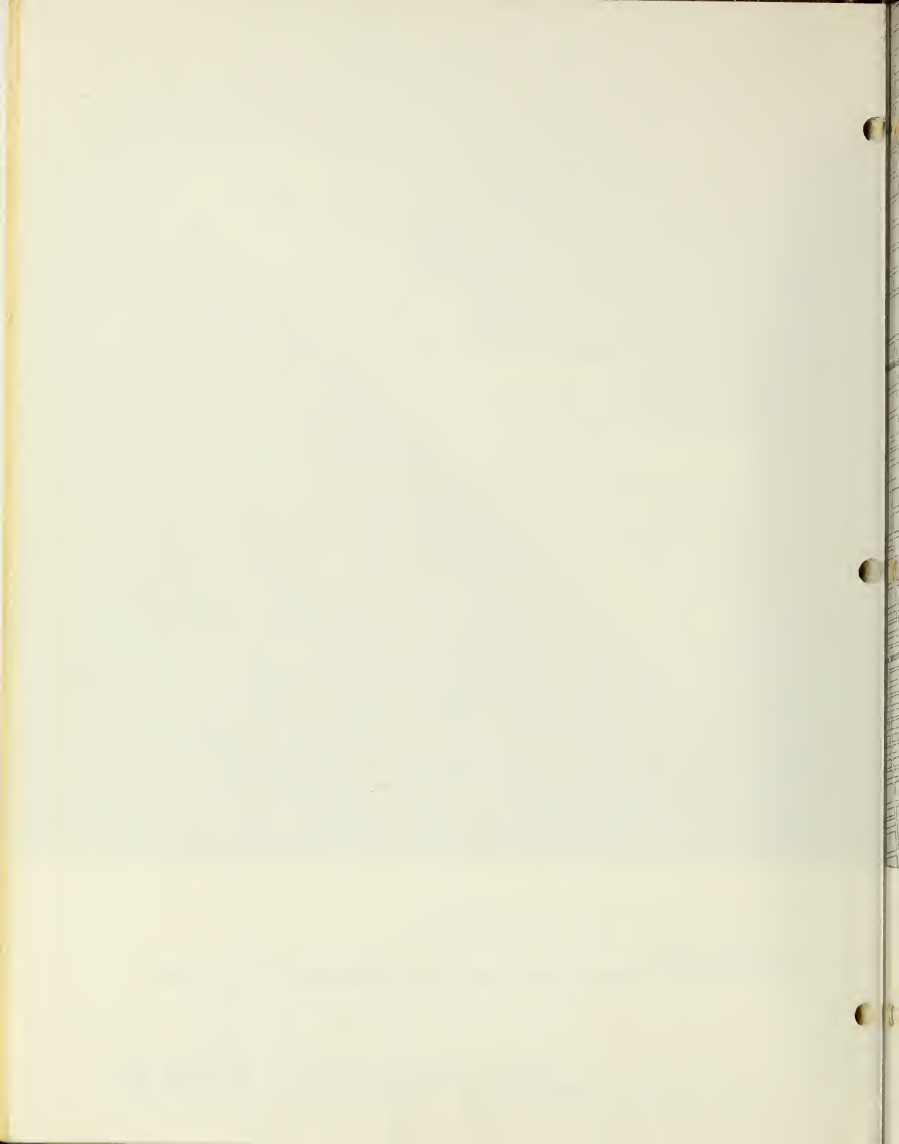


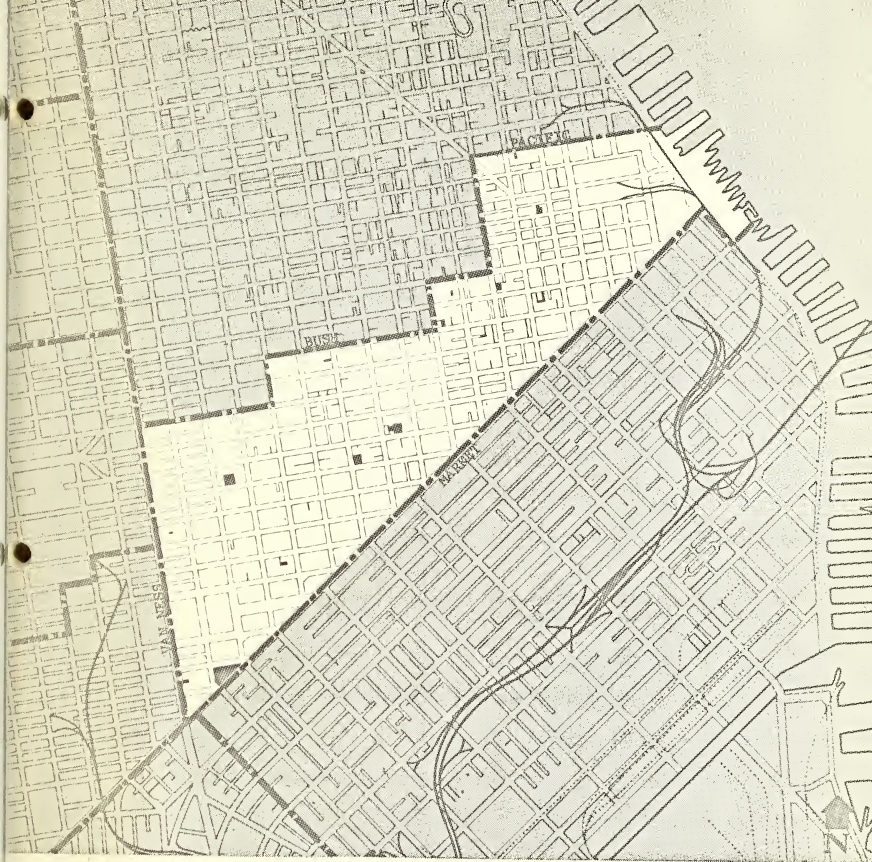


LAND USED FOR INDUSTRY

Programming Area 2

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning





VACANT LAND

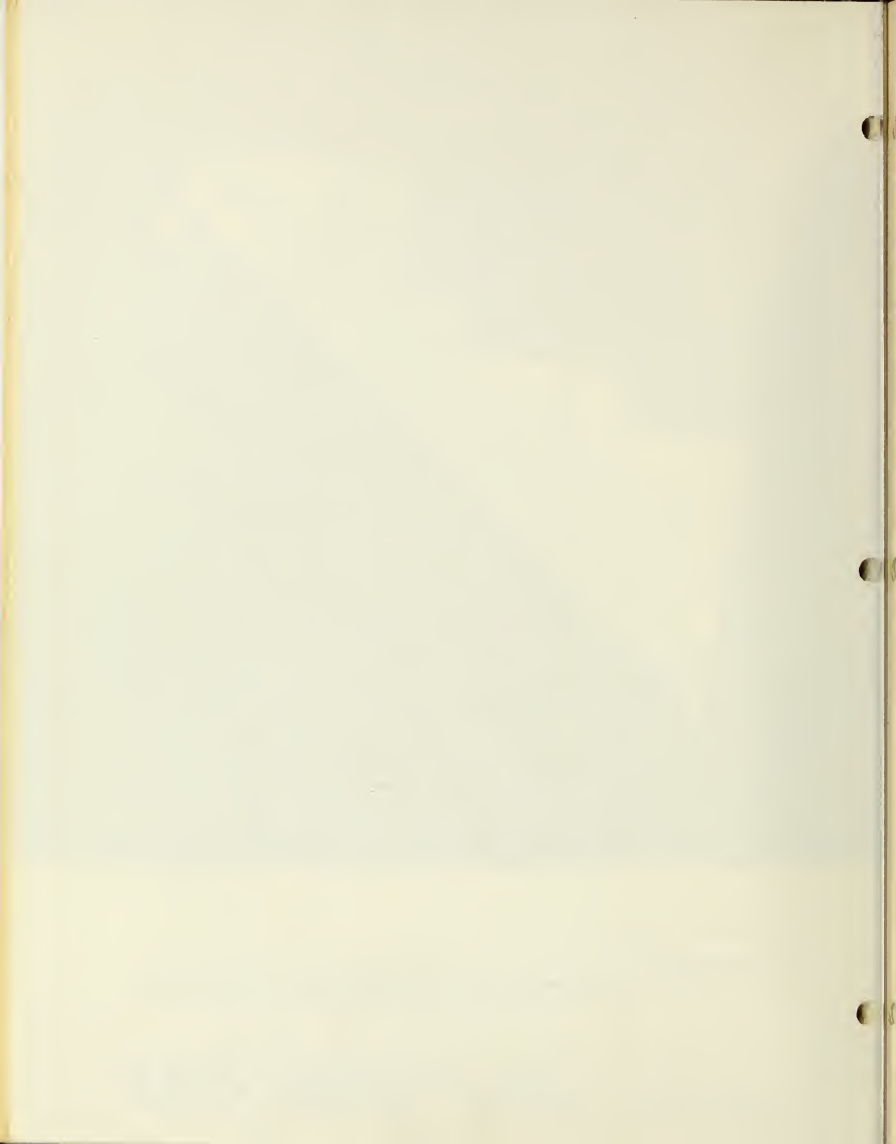
Programming Area 2

Source: 1961-64 Land Use Survey, San Francisco Department of City Planning

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

2 22

CRP



SECTION 2

HOUSEHOLDS AND HOUSING COMPOSITION, 1960, BY CRP NEIGHBORHOOD

Normally, the Bureau of the Census publishes housing and household characteristics data on a "single-attribute" basis. Census publications show separately, for example, the total number of Negro households with an annual income of less than \$4,000, and the total number of households with 3 to 4 persons. They do not show, however, the precise number that share each of these characteristics; that is, the number of Negro households which earn less than \$4,000 and have 3 to 4 persons. Yet, this latter type of information - data presented on a "cross-tabulated" basis - is much more useful for analytical purposes. It permits the identification of needs and conditions in a more precise and meaningful way. It allows researchers to understand a great deal more about what an area is like, what changes it is likely to experience and what might be done to solve problems and take advantage of opportunities.

Arthur D. Little, Inc.

For these reasons, a special Census Computer Tape was ordered as a part of the San Francisco CRP study. Summary outputs from this tape are provided for each Neighborhood in the Programming Area on the following pages.

The special Census Tape is unique in the amount of detailed information it provides. It includes information not only on the relationship of all household characteristics to each other, but also the relationship of all housing characteristics to each other and in turn, of all household characteristics to all housing characteristics. Thus, it identifies in a very precise way, the types of families that lived in San Francisco in 1960 and the number of the various housing types they occupied. The data is not broken down on so fine a basis, however, as to permit disclosure of the characteristics of individual households and structures.

The summary information from the tape for this Programming Area is presented in several sets of tables. In order, there is a set of tables for the City as a whole, the Programming Area as a whole, and then a comparable set for each Neighborhood in the area. The data presented in these tables are similar to those on the tape itself but are not disaggregated so finely, and do not include as much detailed information as to which households live in which housing types.

Table 1 in each set describes all households according to income, race and household type-size. Table 2 shows all rental housing units by rent level, condition, structure type and unit size. Table 3 is similar to Table 2, but covers owner-occupied, single-family homes. Tables 4 and 5 are concerned with particular rental housing-condition relationships. The former is a cross-tabulation of the condition of housing units by the age of those units. The latter shows condition by overcrowding ("persons/room"). Table 6 indicates the racial composition and type-size of households which occupy substandard units - an especially important body of information in that these are the people who will be primarily affected by most future renewal efforts. Table 7 shows the relationship of household type and income to rent paid for housing.

Arthur D. Little, Inc.

An eighth table is included in the City and Programming Area sets but not for the individual Neighborhoods. This table shows an even more detailed breakdown of the 1960 housing units by 23 type-size-tenure categories and 4 condition categories. These categories, called "j" and "c" types respectively, were used as the basic housing type and condition accounts in the CRP simulation model and in many other aspects of CRP housing analysis.

In the summary tables, the following definitions and notes apply; all other material should be self-explanatory.

1. In Tables 2, 3, 4 & 5, Condition 4 includes all dilapidated units and deteriorating units with one or more plumbing facilities missing; Condition 3 includes deteriorating units with no facilities missing and sound units with one or more facilities missing; Conditions 1 and 2 include the remaining units - that is, sound units with no facilities missing.

2. In Table 1 "HEAD UNDER 35", "HEAD 35-59" and "HEAD OVER 60" refer to the age of the head of the household.

3. In Tables 1, 6 and 7, "3+ PERS", "2-4 PERS", etc. refer to the total number of persons in the household. "NO CH" defines households in which there are no children under 18 years of age. "W/CH" means that one or more of such children are in the household.

4. In Table 7, "LT \$ 4" means Less Than \$40 Rent per month; "GT \$ 4" means Greater Than \$40 Rent per month; etc.

5. In the eighth table - housing unit inventory data for the Total City and Total Programming Area only - condition classes are the same as described in Note 1, above. The "J Type" - housing unit type - entries are headed in the following way: "SF/Rent/1-2" or "2-4/Own/1-4". In these headings the number or letters before the first slash refer to the type of structure; e.g., Single Family or 2-4 units. The words Rent or Own refer

Arthur D. Little, Inc.

to the tenure of the unit. The numbers following the last slash refer to the number of rooms per unit.

The table below shows the relationship of the Census Tape to the Summary Tables as to level of detail.

| Attribute | No. of Classes | |
|-----------------------|----------------|----------------------|
| | (Census Tape) | (Summary Tables 1-7) |
| <hr/> HOUSEHOLDS | | |
| Size (No. of Persons) | 6 | 5 |
| Type | 5 | 2 |
| Income | 15 | 5 |
| Age of Head | 3 | 3 |
| Race | 4 | 3 |
| <hr/> | | |
| HOUSING UNITS | | |
| Size (No. of Rooms) | 7 | 3 |
| Structure Type | 3 | 3 |
| Rent | 11 | 5 |
| Value | 10 | 5 |
| Age | 6 | 4 |
| Tenure | 2 | 2 |
| Condition | 9 | 3 |
| <hr/> | | |

The special Census tables included in this report are but a few of the outputs which can be obtained from the computer tape.

Copies of five additional tables for each Neighborhood and Programming Area are on file with the Department of City Planning. These tables provide additional and more detailed information than the summary tables included herein.

Table 1, entitled "Living Conditions in Rental Housing Units" provides a cross-tabulation of the following attributes in rental units: persons per

Arthur D. Little, Inc.

room (4 classes), housing condition (4 classes), household income (12 classes), and rent paid (7 classes). For example, from this table it could be determined on a Neighborhood basis how many households earning between \$2,000 and \$3,000 live in rental units renting between \$40 and \$59 and which are overcrowded and seriously substandard.

Table 2, entitled "Living Conditions in Owner-Occupied Housing Units" is similar to Table 1 except that it relates to owner-occupied single-family structures and substitutes 5 classes of dwelling value for the 7 classes of rent paid.

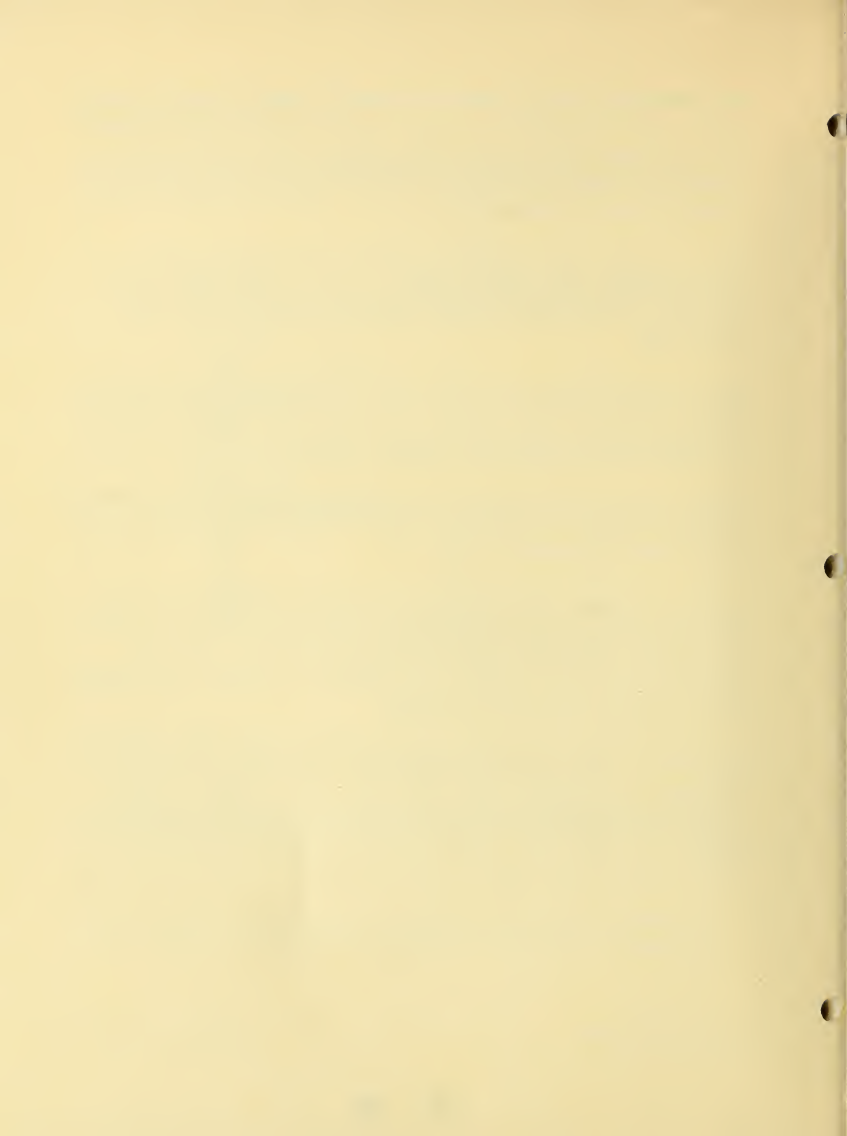
Table 3, entitled "Characteristics of Rental Housing Stock" cross-correlates structure types (3 classes), number of rooms per unit (3 classes), rent paid (7 classes), housing condition (3 classes), and age of structure (4 classes).

Table 4, entitled "Characteristics of Single-Family, Owner-Occupied Structures" is similar to Table 3 except that it contains 5 classes of dwelling value for the 7 classes of rent paid.

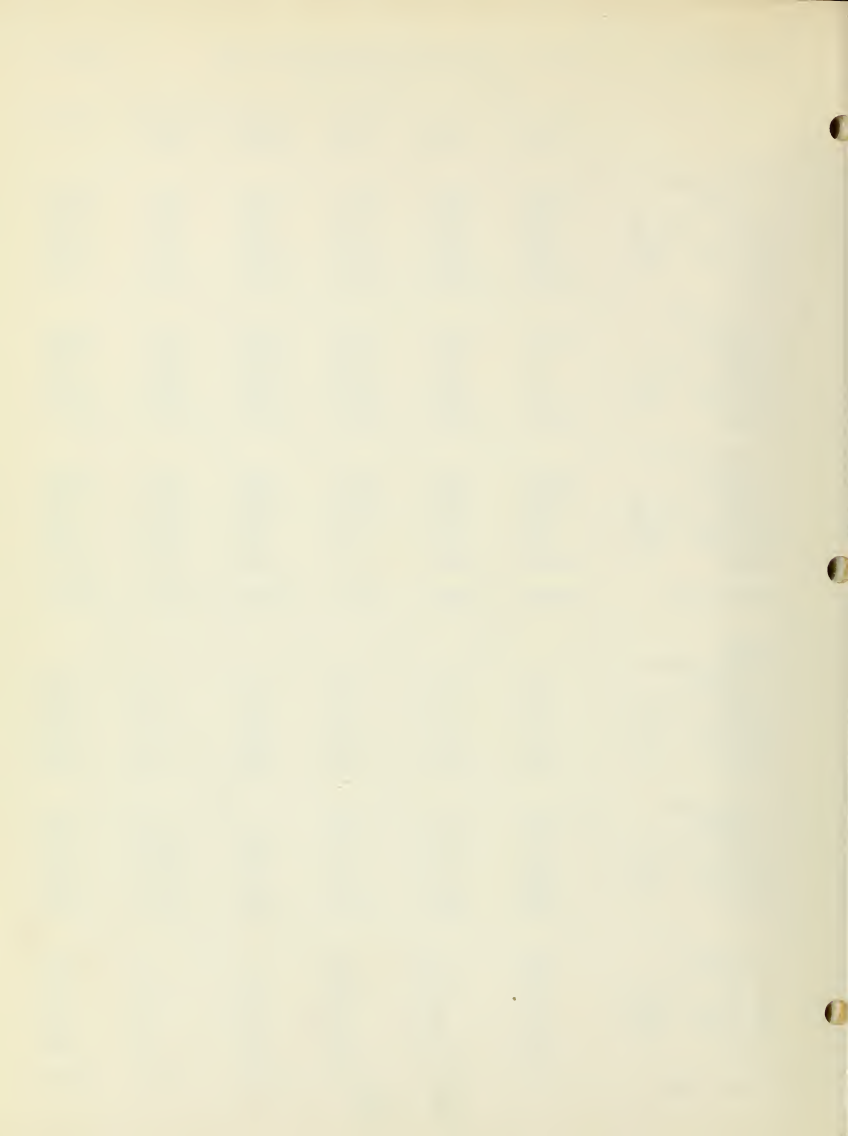
Table 5 is entitled "Characteristics of Occupants of Substandard Housing". This table cross-correlates separately for occupants of substandard housing and seriously substandard housing the following attributes: (a) income (6 classes), (b) race (3 classes), (c) occupation (5 classes), (d) household size (5 classes), and (e) age (3 classes).

In addition to these tables, the tape itself has been deposited with the Department of City Planning whose staff will be able, thereby, to obtain additional "cross-tabulations" for more detailed and special purpose analyses.

Arthur D. Little, Inc.



| | INCOME | | | | | |
|----------------|---------------|-----------------|-----------------|------------------|-----------------|--------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | TOTAL |
| WHITE | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 6885 | 4364 | 1405 | 640 | 208 | 13502 |
| 2 PERS - NO CH | 1931 | 2496 | 2976 | 3891 | 989 | 12233 |
| 3+PERS - NO CH | 192 | 205 | 242 | 572 | 886 | 2097 |
| 2-4PERS - W/CH | 3228 | 4022 | 3540 | 2353 | 708 | 13851 |
| 5+ PERS - W/CH | 862 | 1444 | 1603 | 1276 | 451 | 5636 |
| TOTAL | 13098 | 12531 | 9716 | 8732 | 3242 | 47319 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 16737 | 11450 | 4179 | 2057 | 958 | 35381 |
| 2 PERS - NO CH | 4221 | 6355 | 7212 | 10195 | 5603 | 33586 |
| 3+PERS - NO CH | 467 | 817 | 1372 | 3501 | 3720 | 9877 |
| 2-4PERS - W/CH | 4087 | 5229 | 6344 | 7354 | 4301 | 27315 |
| 5+ PERS - W/CH | 1024 | 2330 | 3432 | 4275 | 3243 | 14304 |
| TOTAL | 26536 | 26181 | 22539 | 27382 | 17825 | 120463 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 29185 | 5160 | 1691 | 1086 | 761 | 37883 |
| 2 PERS - NO CH | 11502 | 6512 | 5431 | 4763 | 3500 | 31708 |
| 3+PERS - NO CH | 1050 | 1087 | 1541 | 2487 | 2618 | 8783 |
| 2-4PERS - W/CH | 737 | 506 | 370 | 488 | 442 | 2549 |
| 5+ PERS - W/CH | 104 | 144 | 110 | 316 | 330 | 1004 |
| TOTAL | 42578 | 13409 | 9149 | 9140 | 7651 | 81927 |
| GRAND TOTAL | 82212 | 52121 | 41404 | 45254 | 28718 | 249709 |
| NEGRO | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 850 | 261 | 25 | 11 | 6 | 1153 |
| 2 PERS - NO CH | 380 | 310 | 226 | 153 | 10 | 1079 |
| 3+PERS - NO CH | 56 | 17 | 36 | 66 | 24 | 199 |
| 2-4PERS - W/CH | 1517 | 559 | 230 | 185 | 24 | 2515 |
| 5+ PERS - W/CH | 917 | 638 | 273 | 161 | 16 | 2005 |
| TOTAL | 3720 | 1785 | 790 | 576 | 80 | 6951 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 2088 | 410 | 136 | 5 | 10 | 2649 |
| 2 PERS - NO CH | 973 | 952 | 632 | 513 | 100 | 3170 |
| 3+PERS - NO CH | 128 | 269 | 264 | 312 | 224 | 1197 |
| 2-4PERS - W/CH | 1028 | 768 | 586 | 387 | 131 | 2900 |
| 5+ PERS - W/CH | 765 | 831 | 684 | 595 | 244 | 3119 |
| TOTAL | 4982 | 3230 | 2302 | 1812 | 709 | 13035 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 741 | 39 | 26 | 5 | 0 | 811 |
| 2 PERS - NO CH | 359 | 144 | 108 | 41 | 10 | 662 |
| 3+PERS - NO CH | 44 | 52 | 46 | 43 | 15 | 200 |
| 2-4PERS - W/CH | 104 | 48 | 39 | 22 | 0 | 213 |
| 5+ PERS - W/CH | 22 | 26 | 15 | 18 | 22 | 103 |
| TOTAL | 1270 | 309 | 234 | 129 | 47 | 1989 |
| GRAND TOTAL | 9972 | 5324 | 3326 | 2517 | 836 | 21975 |



| | -----INCOME----- | | | | | |
|----------------|------------------|--------|--------|--------|---------|--------|
| | \$ 0 | \$4000 | \$6000 | \$8000 | \$12000 | TOTAL |
| | -3999 | -5999 | -7999 | -11999 | OVER | |
| OTHER RACES | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 740 | 323 | 67 | 18 | 17 | 1165 |
| 2 PERS - NO CH | 262 | 198 | 198 | 254 | 87 | 999 |
| 3+PERS - NO CH | 20 | 19 | 10 | 56 | 48 | 153 |
| 2-4PERS - W/CH | 461 | 423 | 299 | 332 | 50 | 1565 |
| 5+ PERS - W/CH | 159 | 284 | 161 | 189 | 68 | 861 |
| TOTAL | 1642 | 1247 | 735 | 849 | 270 | 4743 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 1926 | 588 | 151 | 29 | 11 | 2705 |
| 2 PERS - NO CH | 441 | 400 | 264 | 235 | 59 | 1399 |
| 3+PERS - NO CH | 86 | 108 | 186 | 287 | 209 | 876 |
| 2-4PERS - W/CH | 737 | 639 | 546 | 595 | 182 | 2699 |
| 5+ PERS - W/CH | 596 | 812 | 740 | 821 | 414 | 3383 |
| TOTAL | 3786 | 2547 | 1887 | 1967 | 875 | 11062 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 1820 | 75 | 22 | 6 | 0 | 1923 |
| 2 PERS - NO CH | 353 | 179 | 58 | 54 | 10 | 654 |
| 3+PERS - NO CH | 63 | 104 | 101 | 169 | 191 | 628 |
| 2-4PERS - W/CH | 104 | 83 | 23 | 26 | 5 | 241 |
| 5+ PERS - W/CH | 0 | 67 | 47 | 69 | 47 | 230 |
| TOTAL | 2340 | 508 | 251 | 324 | 253 | 3676 |
| GRAND TOTAL | 7768 | 4302 | 2873 | 3140 | 1398 | 19481 |
| TOTAL | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 8475 | 4948 | 1497 | 669 | 231 | 15820 |
| 2 PERS - NO CH | 2573 | 3004 | 3350 | 4298 | 1086 | 14311 |
| 3+PERS - NO CH | 268 | 241 | 288 | 694 | 958 | 2449 |
| 2-4PERS - W/CH | 5206 | 5004 | 4069 | 2870 | 782 | 17931 |
| 5+ PERS - W/CH | 1938 | 2366 | 2037 | 1626 | 535 | 8502 |
| TOTAL | 18460 | 15563 | 11241 | 10157 | 3592 | 59013 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 20751 | 12448 | 4466 | 2091 | 979 | 40735 |
| 2 PERS - NO CH | 5635 | 7707 | 8108 | 10943 | 5762 | 38155 |
| 3+PERS - NO CH | 681 | 1194 | 1822 | 4100 | 4153 | 11950 |
| 2-4PERS - W/CH | 5852 | 6636 | 7476 | 8336 | 4614 | 32914 |
| 5+ PERS - W/CH | 2385 | 3973 | 4856 | 5691 | 3901 | 20806 |
| TOTAL | 35304 | 31958 | 26728 | 31161 | 19409 | 144560 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 31746 | 5274 | 1739 | 1097 | 761 | 40617 |
| 2 PERS - NO CH | 12214 | 6835 | 5597 | 4858 | 3520 | 33024 |
| 3+PERS - NO CH | 1157 | 1243 | 1688 | 2699 | 2624 | 9611 |
| 2-4PERS - W/CH | 945 | 637 | 438 | 536 | 447 | 3003 |
| 5+ PERS - W/CH | 126 | 237 | 172 | 403 | 399 | 1337 |
| TOTAL | 46188 | 14226 | 9634 | 9593 | 7951 | 87592 |
| GRAND TOTAL | 99952 | 61747 | 47603 | 50911 | 30952 | 291165 |

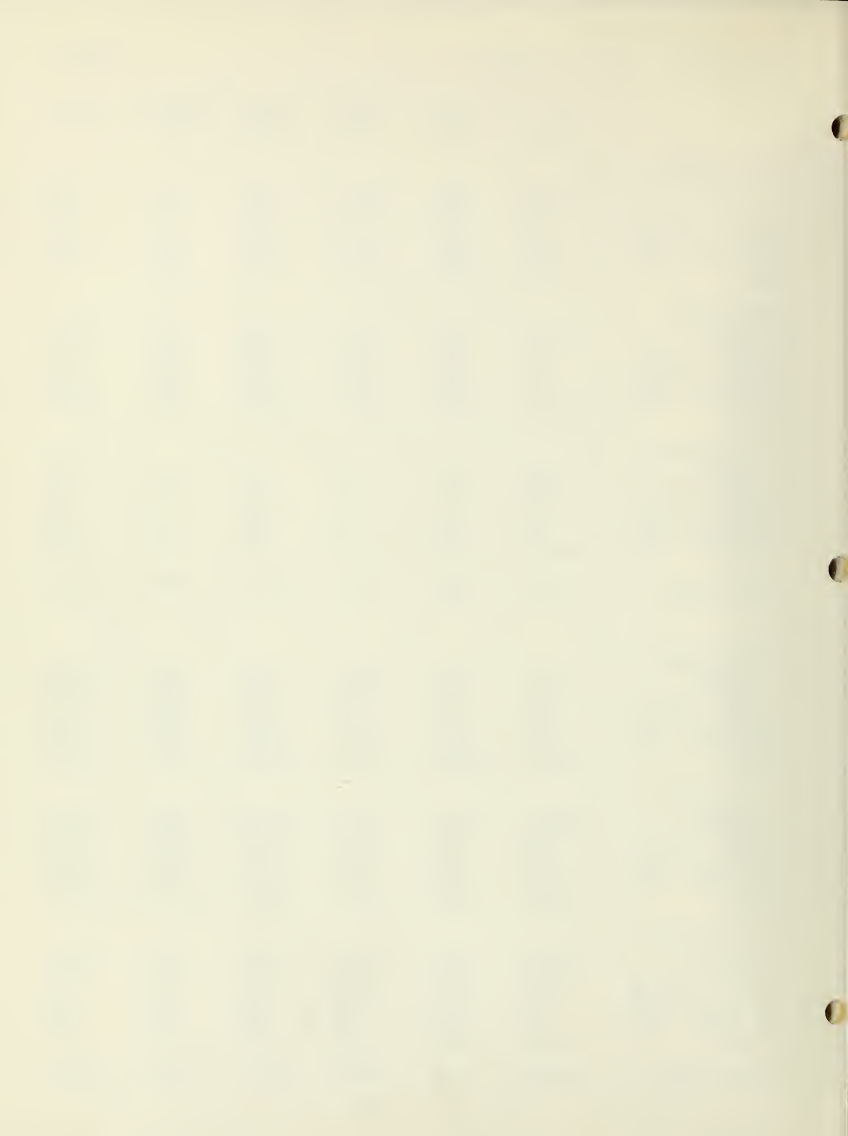


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

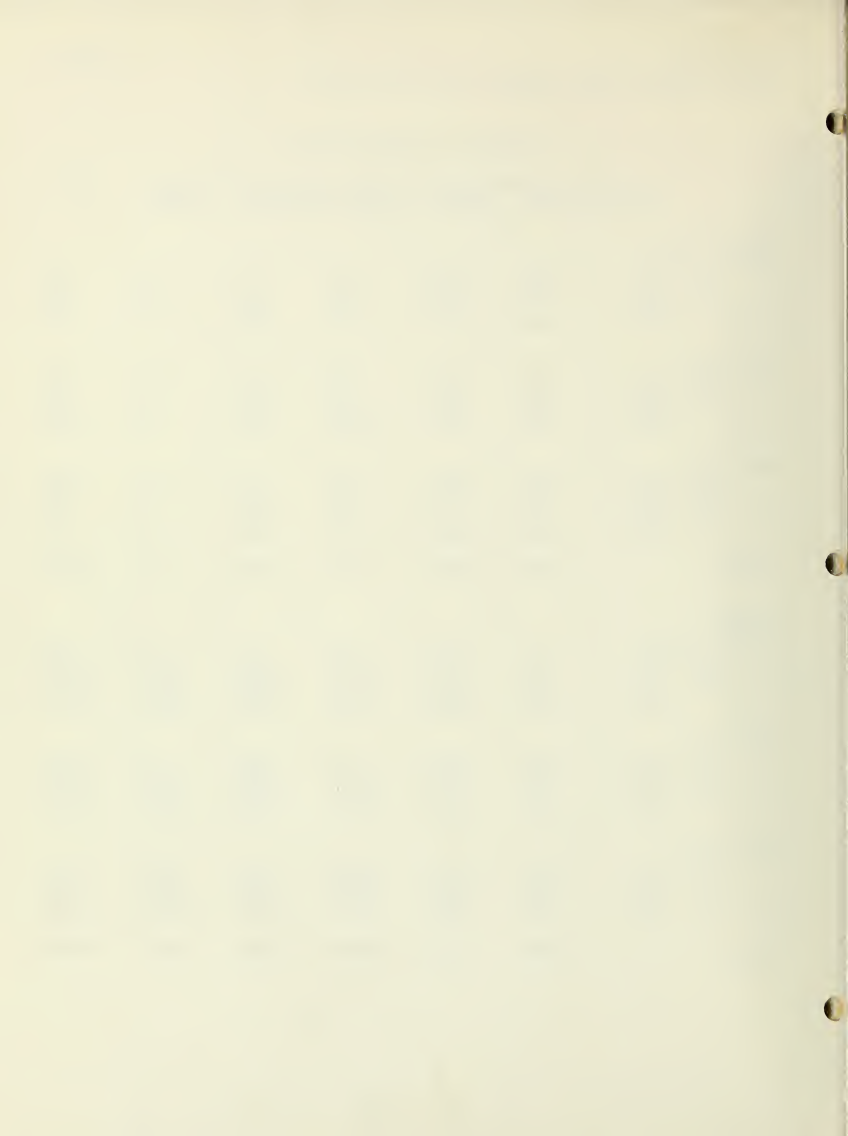
| | RENT | | | | | TOTAL |
|---------------|----------------|---------|---------|-----------|--------|--------|
| | LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | |
| CONDITION 1-2 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 259 | 876 | 321 | 82 | 20 | 1558 |
| 3-4 ROOMS | 666 | 3845 | 3564 | 1991 | 202 | 10268 |
| 5+ ROOMS | 807 | 2552 | 3834 | 3374 | 1097 | 11664 |
| TOTAL | 1732 | 7273 | 7719 | 5447 | 1319 | 23490 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 499 | 2100 | 676 | 162 | 20 | 3457 |
| 3-4 ROOMS | 1160 | 10021 | 7999 | 2500 | 491 | 22171 |
| 5+ ROOMS | 790 | 4642 | 7601 | 4292 | 1377 | 18702 |
| TOTAL | 2449 | 16763 | 16276 | 6954 | 1888 | 44330 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 2263 | 20115 | 11619 | 1529 | 439 | 35965 |
| 3-4 ROOMS | 2350 | 13901 | 15447 | 9334 | 2529 | 43561 |
| 5+ ROOMS | 414 | 2077 | 1739 | 1250 | 1771 | 7251 |
| TOTAL | 5027 | 36093 | 28805 | 12113 | 4739 | 86777 |
| TOTAL | 9208 | 60129 | 52800 | 24514 | 7946 | 154597 |
| CONDITION 3 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 222 | 144 | 26 | 5 | 0 | 397 |
| 3-4 ROOMS | 100 | 696 | 226 | 17 | 0 | 1039 |
| 5+ ROOMS | 63 | 401 | 290 | 107 | 0 | 861 |
| TOTAL | 385 | 1241 | 542 | 129 | 0 | 2297 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 777 | 648 | 86 | 4 | 0 | 1515 |
| 3-4 ROOMS | 371 | 2247 | 561 | 30 | 15 | 3224 |
| 5+ ROOMS | 92 | 670 | 794 | 81 | 6 | 1643 |
| TOTAL | 1240 | 3565 | 1441 | 115 | 21 | 6382 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 13092 | 7247 | 1067 | 90 | 36 | 21532 |
| 3-4 ROOMS | 416 | 1661 | 440 | 42 | 24 | 2583 |
| 5+ ROOMS | 54 | 174 | 209 | 57 | 9 | 503 |
| TOTAL | 13562 | 9082 | 1716 | 189 | 69 | 24618 |
| TOTAL | 15187 | 13888 | 3699 | 433 | 90 | 33297 |

TOTAL CITY
RENTAL HOUSING STOCK COMPOSITION 1960 (CONTD)

PAGE 2

(NUMBER OF HOUSING UNITS)

| | RENT | | | | | TOTAL |
|---------------|----------------|---------|---------|-----------|--------|--------|
| | LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | |
| CONDITION 4 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 154 | 53 | 5 | 5 | 0 | 217 |
| 3-4 ROOMS | 58 | 173 | 26 | 5 | 5 | 267 |
| 5+ ROOMS | 5 | 96 | 26 | 12 | 3 | 142 |
| TOTAL | 217 | 322 | 57 | 22 | 8 | 626 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 305 | 212 | 15 | 0 | 5 | 537 |
| 3-4 ROOMS | 113 | 417 | 87 | 15 | 4 | 636 |
| 5+ ROOMS | 20 | 145 | 113 | 18 | 0 | 296 |
| TOTAL | 438 | 774 | 215 | 33 | 9 | 1469 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 7370 | 1373 | 65 | 5 | 21 | 8834 |
| 3-4 ROOMS | 178 | 553 | 71 | 12 | 3 | 817 |
| 5+ ROOMS | 27 | 61 | 37 | 11 | 6 | 142 |
| TOTAL | 7575 | 1987 | 173 | 28 | 30 | 9793 |
| TOTAL | 8230 | 3083 | 445 | 83 | 47 | 11888 |
| TOTALS | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 635 | 1073 | 352 | 92 | 20 | 2172 |
| 3-4 ROOMS | 824 | 4714 | 3816 | 2013 | 207 | 11574 |
| 5+ ROOMS | 875 | 3049 | 4150 | 3493 | 1100 | 12667 |
| TOTAL | 2334 | 8836 | 8318 | 5598 | 1327 | 26413 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 1581 | 2960 | 777 | 166 | 25 | 5509 |
| 3-4 ROOMS | 1644 | 12685 | 8647 | 2545 | 510 | 26031 |
| 5+ ROOMS | 902 | 5457 | 8508 | 4391 | 1383 | 20641 |
| TOTAL | 4127 | 21102 | 17932 | 7102 | 1916 | 52181 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 22725 | 28735 | 12751 | 1624 | 496 | 66331 |
| 3-4 ROOMS | 2944 | 16115 | 15958 | 9388 | 2556 | 46961 |
| 5+ ROOMS | 495 | 2312 | 1985 | 1318 | 1786 | 7896 |
| TOTAL | 26164 | 47162 | 30694 | 12330 | 4838 | 121188 |
| TOTAL | 32625 | 77100 | 56944 | 25030 | 8083 | 199782 |

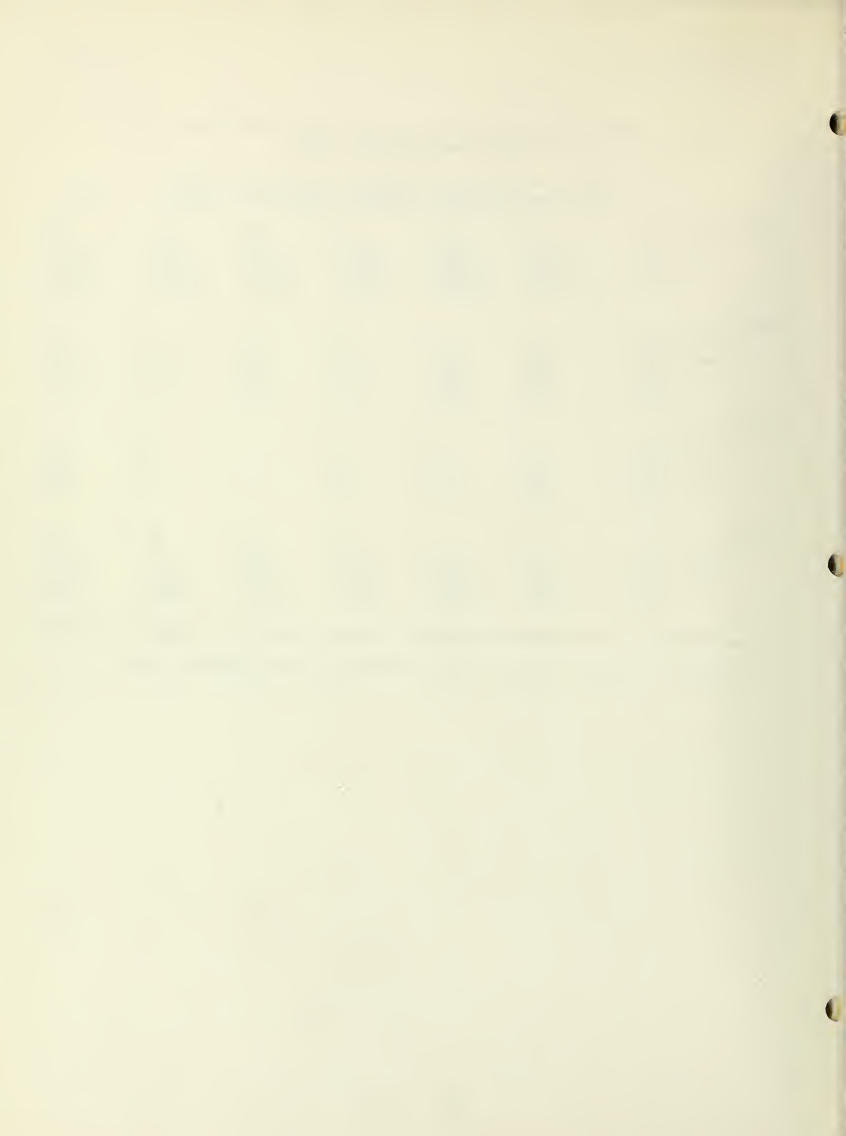


TOTAL CITY

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| | | -----VALUE----- | | | | | |
|---------------|--|-----------------|----------|----------|----------|---------|--------|
| | | \$0- 9999 | 10-14999 | 15-19999 | 20-24999 | 25000 + | TOTAL |
| CONDITION 1-2 | | | | | | | |
| 1-2 ROOMS | | 20 | 36 | 24 | 31 | 28 | 139 |
| 3-4 ROOMS | | 1570 | 4729 | 2616 | 520 | 402 | 9637 |
| 5+ ROOMS | | 2321 | 15898 | 26264 | 12884 | 12046 | 69413 |
| TOTAL | | 3911 | 20663 | 28904 | 13435 | 12476 | 79389 |
| CONDITION 3 | | | | | | | |
| 1-2 ROOMS | | 5 | 5 | 5 | 4 | 0 | 19 |
| 3-4 ROOMS | | 284 | 231 | 63 | 27 | 5 | 610 |
| 5+ ROOMS | | 355 | 766 | 303 | 82 | 45 | 1551 |
| TOTAL | | 644 | 1002 | 371 | 113 | 50 | 2180 |
| CONDITION 4 | | | | | | | |
| 1-2 ROOMS | | 5 | 0 | 0 | 0 | 0 | 5 |
| 3-4 ROOMS | | 110 | 16 | 0 | 0 | 0 | 126 |
| 5+ ROOMS | | 58 | 58 | 10 | 0 | 0 | 126 |
| TOTAL | | 173 | 74 | 10 | 0 | 0 | 257 |
| TOTAL | | | | | | | |
| 1-2 ROOMS | | 30 | 41 | 29 | 35 | 28 | 163 |
| 3-4 ROOMS | | 1964 | 4976 | 2679 | 547 | 407 | 10573 |
| 5+ ROOMS | | 2734 | 16722 | 26577 | 12966 | 12091 | 71090 |
| TOTAL | | 4728 | 21739 | 29285 | 13548 | 12526 | 81826 |
| GRAND TOTAL | | 9456 | 43478 | 58570 | 27096 | 25052 | 163652 |

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TOTAL CITY

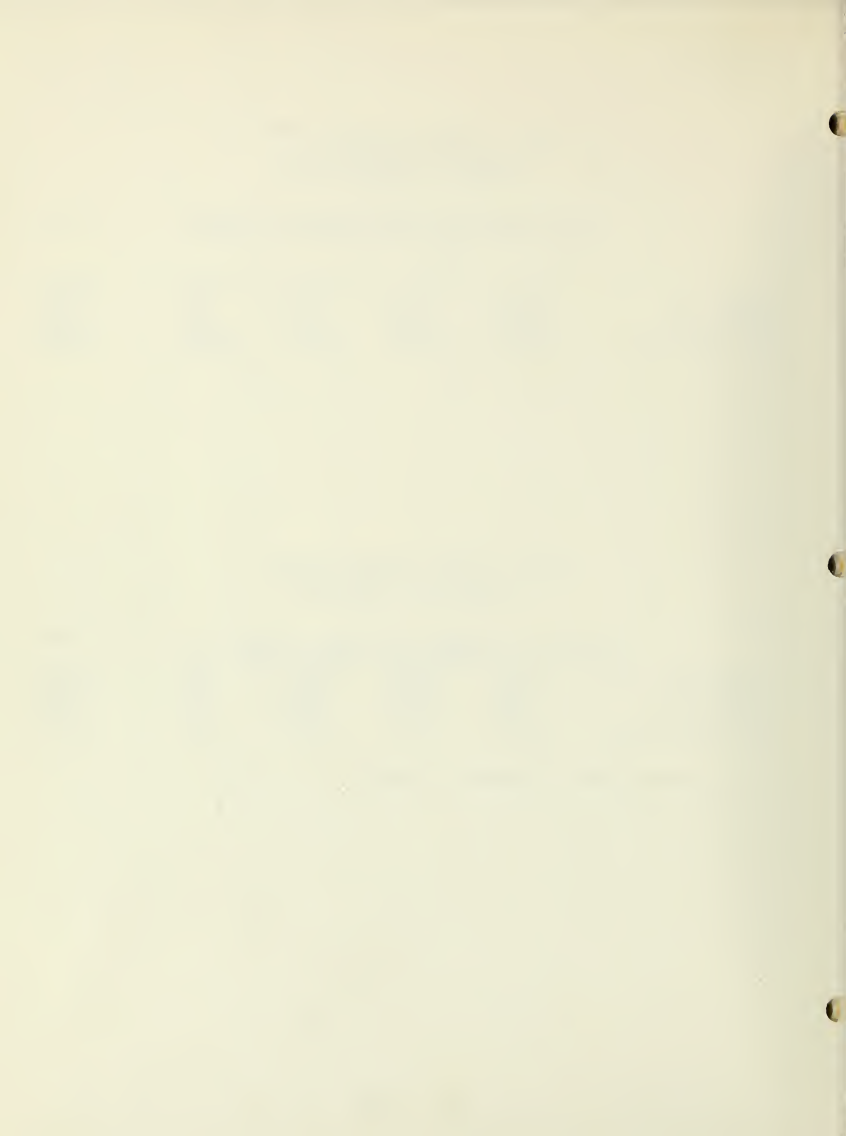
TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

| | -----DATE OF CONSTRUCTION----- | | | | TOTAL |
|-----------------|--------------------------------|---------|---------|---------|--------|
| | PRIOR 1929 | 1930-39 | 1940-49 | 1950-59 | |
| CONDITION 1 + 2 | 109722 | 18494 | 13023 | 13358 | 154597 |
| CONDITION 3 | 31190 | 1306 | 623 | 178 | 33297 |
| CONDITION 4 | 11529 | 296 | 44 | 19 | 11888 |
| ALL CONDITIONS | 152441 | 20096 | 13690 | 13555 | 199782 |

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

| | -----PERSONS PER ROOM----- | | | | TOTAL |
|-----------------|----------------------------|-----------|--------------|------|--------|
| | 0.50 OR LESS | 0.51-1.00 | 1.01 OR MORE | ** | |
| CONDITION 1 + 2 | 74015 | 61949 | 10411 | 785 | 147160 |
| CONDITION 3 | 6498 | 20455 | 2807 | 155 | 29915 |
| CONDITION 4 | 2128 | 7175 | 1043 | 82 | 10428 |
| ALL CONDITIONS | 82641 | 89579 | 14261 | 1022 | 187503 |

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TOTAL CITY

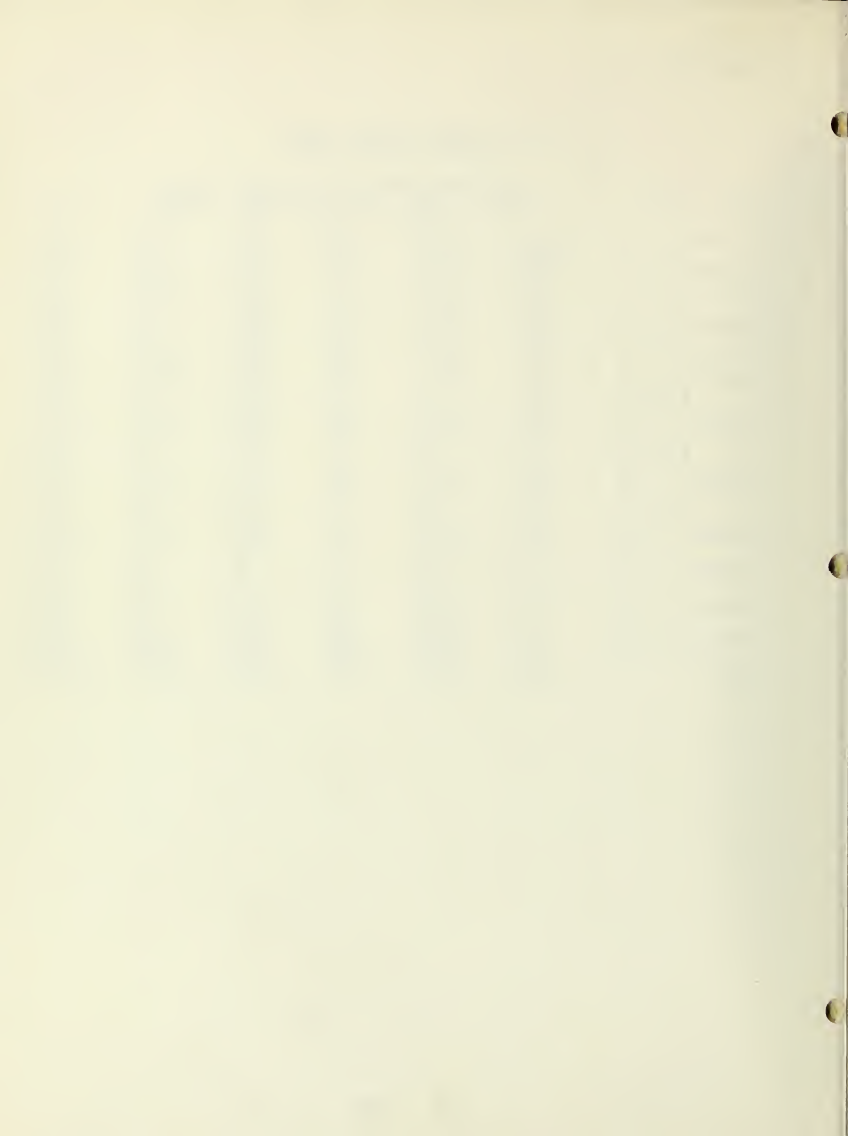
TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

| | INCOME----- | | | | | TOTAL |
|----------------|---------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | |
| WHITE | | | | | | |
| 1 PERSON | 17357 | 3622 | 1072 | 386 | 92 | 22529 |
| 2 PERS - NO CH | 1699 | 984 | 632 | 438 | 98 | 3851 |
| 3+PERS - NO CH | 121 | 115 | 194 | 284 | 182 | 896 |
| 2-4PERS - W/CH | 1097 | 872 | 457 | 392 | 140 | 2958 |
| 5+ PERS - W/CH | 340 | 466 | 468 | 311 | 96 | 1681 |
| TOTAL | 20614 | 6059 | 2826 | 1811 | 608 | 31915 |
| NEGRO | | | | | | |
| 1 PERSON | 2167 | 266 | 64 | 6 | 6 | 2509 |
| 2 PERS - NO CH | 584 | 333 | 198 | 82 | 21 | 1218 |
| 3+PERS - NO CH | 75 | 78 | 113 | 80 | 39 | 385 |
| 2-4PERS - W/CH | 799 | 332 | 142 | 62 | 5 | 1340 |
| 5+ PERS - W/CH | 397 | 288 | 221 | 134 | 77 | 1117 |
| TOTAL | 4022 | 1297 | 738 | 364 | 148 | 6569 |
| OTHER RACES | | | | | | |
| 1 PERSON | 3507 | 425 | 117 | 17 | 0 | 4066 |
| 2 PERS - NO CH | 399 | 171 | 107 | 75 | 6 | 758 |
| 3+PERS - NO CH | 11 | 38 | 70 | 85 | 54 | 258 |
| 2-4PERS - W/CH | 319 | 175 | 99 | 40 | 5 | 638 |
| 5+ PERS - W/CH | 92 | 194 | 116 | 79 | 49 | 527 |
| TOTAL | 4328 | 1003 | 500 | 296 | 114 | 6247 |
| ALL RACES | | | | | | |
| 1 PERSON | 23031 | 4313 | 1253 | 409 | 98 | 29104 |
| 2 PERS - NO CH | 2682 | 1488 | 937 | 595 | 125 | 5827 |
| 3+PERS - NO CH | 207 | 231 | 377 | 449 | 275 | 1539 |
| 2-4PERS - W/CH | 2215 | 1379 | 698 | 494 | 150 | 4936 |
| 5+ PERS - W/CH | 829 | 948 | 802 | 524 | 222 | 3325 |
| TOTAL | 28964 | 8359 | 4067 | 2471 | 870 | 44731 |

TOTAL CITY

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

| INCOME | RENT | -----HOUSEHOLD SIZE - TYPE----- | | | | | TOTAL |
|----------|----------|---------------------------------|----------------|-----------------|-----------------|----------------|--------|
| | | 1 PERS | 2PERS NO CH | 3+PERS NO CH | 2-4PERS W/CH | 5+PERS W/CH | |
| \$0-1999 | LT \$ 4 | 12719 | 806 | 49 | 376 | 113 | 14063 |
| | GT \$ 4 | 16383 | 3602 | 280 | 3389 | 890 | 24544 |
| \$2-2999 | LT \$ 4 | 3348 | 441 | 21 | 222 | 111 | 4143 |
| | \$ 40- 6 | 3301 | 1066 | 52 | 799 | 399 | 5617 |
| | GT \$ 6 | 4439 | 1678 | 188 | 1307 | 434 | 8246 |
| \$3-3999 | LT \$ 6 | 5667 | 1802 | 179 | 1352 | 736 | 9736 |
| | \$ 60- 8 | 3736 | 1483 | 150 | 1167 | 585 | 7121 |
| | GT \$ 8 | 2221 | 1075 | 160 | 928 | 300 | 4684 |
| \$4-4999 | LT \$ 8 | 8964 | 3574 | 290 | 2927 | 1576 | 17331 |
| | \$ 80-10 | 1883 | 864 | 60 | 620 | 298 | 3731 |
| | GT \$10 | 921 | 784 | 131 | 370 | 188 | 2394 |
| \$5-5999 | LT \$10 | 7337 | 4913 | 575 | 3693 | 1956 | 18474 |
| | \$100-12 | 469 | 467 | 72 | 414 | 113 | 1535 |
| | GT \$12 | 414 | 435 | 109 | 240 | 123 | 1321 |
| \$6-6999 | LT \$12 | 3960 | 4830 | 695 | 3370 | 1791 | 14646 |
| | \$120-14 | 111 | 85 | 27 | 39 | 14 | 276 |
| | GT \$14 | 273 | 388 | 69 | 193 | 122 | 1045 |
| \$7-7999 | LT \$14 | 2145 | 4369 | 746 | 2534 | 1108 | 10902 |
| | GT \$14 | 164 | 309 | 55 | 135 | 68 | 731 |
| \$8-8999 | LT \$15 | 87 | 136 | 45 | 55 | 24 | 347 |
| | GT \$15 | 1163 | 3622 | 678 | 1859 | 1032 | 8354 |
| \$9-9999 | LT \$15 | 56 | 142 | 61 | 67 | 10 | 336 |
| | GT \$15 | 788 | 3099 | 603 | 1350 | 793 | 6723 |
| GT10000 | LT \$15 | 597 | 2125 | 897 | 470 | 240 | 4329 |
| | GT \$15 | 1995 | 7479 | 2958 | 2777 | 1665 | 16874 |
| TOTAL | | 83141 | 49774 | 9246 | 30653 | 14689 | 187503 |



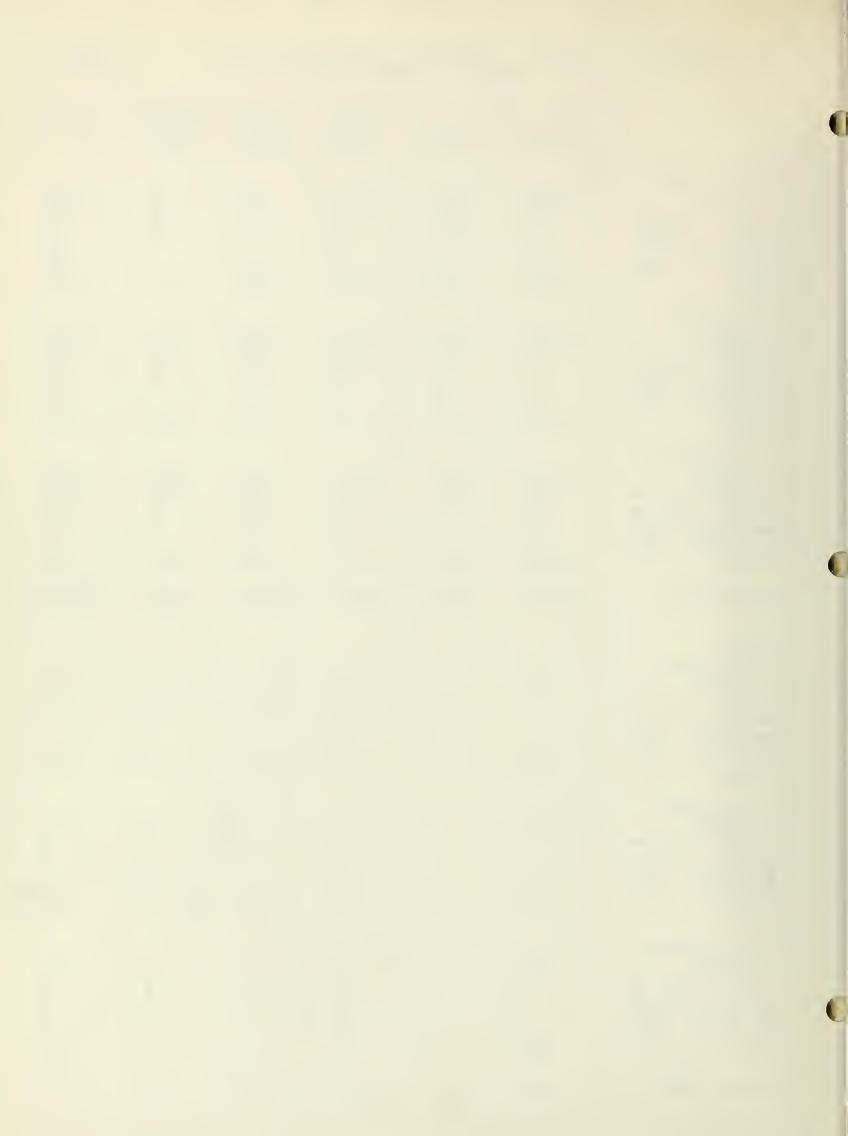
SAN FRANCISCO HOUSING INVENTORY

1960 Census of Housing Cross-Tab: San Francisco Community Renewal Program

Area: CITY TOTAL

| J | Type | C1 | C2 | C3 | C4 | Total | Total |
|-------|--------------|--------|---------|--------|--------|--------|---------|
| 2 | SF/Rent/1-2 | 99 | 1370 | 365 | 217 | 2051 | |
| 4 | SF/Rent/3-4 | 2474 | 8587 | 1058 | 277 | 12,396 | |
| 6 | SF/Rent/5-6 | 3761 | 6411 | 732 | 121 | 11025 | |
| 8 | SF/Rent/7+ | 1564 | 1349 | 123 | 25 | 3061 | 28533 |
| 3 | SF/Own/1-4 | 3072 | 6819 | 652 | 163 | 10706 | |
| 5 | SF/Own/5-6 | 31,803 | 24584 | 1348 | 130 | 57865 | |
| 7 | SF/Own/7+ | 10,237 | 2577 | 303 | 28 | 13145 | 81,716 |
| 12 | 2-4/Rent/1 | 225 | 837 | 722 | 234 | 2018 | |
| 14 | 2-4/Rent/2 | 266 | 2908 | 838 | 354 | 4366 | |
| 16 | 2-4/Rent/3-4 | 2884 | 18999 | 3209 | 631 | 25723 | |
| 18 | 2-4/Rent/5-6 | 4650 | 11938 | 1451 | 225 | 18264 | |
| 20 | 2-4/Rent/7+ | 1214 | 932 | 189 | 71 | 2406 | 52777 |
| 15 | 2-4/Own/1-4 | 1035 | 3214 | 424 | 62 | 4735 | |
| 17 | 2-4/Own/5-6 | 2736 | 6736 | 536 | 195 | 10203 | |
| 19 | 2-4/Own/7+ | 544 | 1388 | 115 | 12 | 2059 | 16997 |
| 22 | 5+/Rent/1 | 462 | 8657 | 17576 | 6819 | 33514 | |
| 24 | 5+/Rent/2 | 1104 | 25794 | 4026 | 2073 | 32997 | |
| 26 | 5+/Rent/3-4 | 9809 | 30488 | 2649 | 854 | 43800 | |
| 28 | 5+/Rent/5-6 | 2529 | 3602 | 470 | 149 | 6750 | |
| 30 | 5+/Rent/7+ | 382 | 513 | 109 | 27 | 1031 | 118,092 |
| 25 | Pub.Hsng/3-4 | 152 | 4689 | 45 | 0 | 4886 | |
| 27 | Pub.Hsng/5-6 | 130 | 1648 | 30 | 0 | 1808 | |
| 29 | Pub.Hsng/7+ | 5 | 30 | 0 | 0 | 35 | 6729 |
| Total | | 81,137 | 174,070 | 36,970 | 12,667 | | 304844 |

| | -----INCOME----- | | | | | TOTAL |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | |
| WHITE | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 1739 | 612 | 179 | 47 | 5 | 2582 |
| 2 PERS - NO CH | 212 | 168 | 151 | 100 | 15 | 646 |
| 3+PERS - NO CH | 5 | 20 | 5 | 5 | 10 | 45 |
| 2-4PERS - W/CH | 61 | 30 | 5 | 0 | 0 | 96 |
| 5+ PERS - W/CH | 10 | 5 | 0 | 0 | 0 | 15 |
| TOTAL | 2027 | 835 | 340 | 152 | 30 | 3384 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 4290 | 2216 | 623 | 310 | 142 | 7581 |
| 2 PERS - NO CH | 397 | 467 | 298 | 338 | 76 | 1576 |
| 3+PERS - NO CH | 0 | 10 | 15 | 20 | 16 | 61 |
| 2-4PERS - W/CH | 107 | 36 | 5 | 22 | 5 | 175 |
| 5+ PERS - W/CH | 0 | 5 | 5 | 0 | 0 | 10 |
| TOTAL | 4794 | 2734 | 946 | 690 | 239 | 9403 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 5660 | 929 | 327 | 261 | 106 | 7283 |
| 2 PERS - NO CH | 603 | 303 | 215 | 113 | 105 | 1339 |
| 3+PERS - NO CH | 15 | 37 | 10 | 25 | 15 | 102 |
| 2-4PERS - W/CH | 10 | 32 | 5 | 10 | 0 | 57 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 6288 | 1301 | 557 | 409 | 226 | 8781 |
| GRAND TOTAL | 13109 | 4870 | 1843 | 1251 | 495 | 21568 |
| NEGRO | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 11 | 5 | 0 | 0 | 0 | 16 |
| 2 PERS - NO CH | 0 | 0 | 9 | 0 | 0 | 9 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 6 | 0 | 0 | 0 | 0 | 6 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 17 | 5 | 9 | 0 | 0 | 31 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 40 | 0 | 0 | 0 | 0 | 40 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 40 | 0 | 0 | 0 | 0 | 40 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 28 | 0 | 0 | 0 | 0 | 28 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 28 | 0 | 0 | 0 | 0 | 28 |
| GRAND TOTAL | 85 | 5 | 9 | 0 | 0 | 99 |



| | -----INCOME----- | | | | | TOTAL |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | |
| OTHER RACES | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 103 | 30 | 11 | 0 | 0 | 144 |
| 2 PERS - NO CH | 30 | 6 | 5 | 0 | 0 | 41 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 6 | 0 | 8 | 0 | 14 |
| 5+ PERS - W/CH | 9 | 13 | 6 | 0 | 0 | 28 |
| TOTAL | 142 | 55 | 22 | 8 | 0 | 227 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 422 | 135 | 28 | 0 | 6 | 591 |
| 2 PERS - NO CH | 45 | 24 | 8 | 10 | 0 | 87 |
| 3+PERS - NO CH | 9 | 0 | 0 | 0 | 0 | 9 |
| 2-4PERS - W/CH | 10 | 21 | 17 | 19 | 6 | 73 |
| 5+ PERS - W/CH | 20 | 6 | 12 | 6 | 12 | 56 |
| TOTAL | 506 | 186 | 65 | 35 | 24 | 816 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 325 | 6 | 6 | 0 | 0 | 337 |
| 2 PERS - NO CH | 11 | 11 | 0 | 5 | 0 | 27 |
| 3+PERS - NO CH | 0 | 0 | 0 | 5 | 0 | 5 |
| 2-4PERS - W/CH | 12 | 0 | 0 | 0 | 0 | 12 |
| 5+ PERS - W/CH | 0 | 0 | 7 | 0 | 0 | 7 |
| TOTAL | 348 | 17 | 13 | 10 | 0 | 388 |
| GRAND TOTAL | 996 | 258 | 100 | 53 | 24 | 1431 |
| TOTAL | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 1853 | 647 | 190 | 47 | 5 | 2742 |
| 2 PERS - NO CH | 242 | 174 | 165 | 100 | 15 | 696 |
| 3+PERS - NO CH | 5 | 20 | 5 | 5 | 10 | 45 |
| 2-4PERS - W/CH | 67 | 36 | 5 | 8 | 0 | 116 |
| 5+ PERS - W/CH | 19 | 18 | 6 | 0 | 0 | 43 |
| TOTAL | 2186 | 895 | 371 | 160 | 30 | 3642 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 4752 | 2351 | 651 | 310 | 148 | 8212 |
| 2 PERS - NO CH | 442 | 491 | 306 | 348 | 76 | 1663 |
| 3+PERS - NO CH | 9 | 10 | 15 | 20 | 16 | 70 |
| 2-4PERS - W/CH | 117 | 57 | 22 | 41 | 11 | 248 |
| 5+ PERS - W/CH | 20 | 11 | 17 | 6 | 12 | 66 |
| TOTAL | 5340 | 2920 | 1011 | 725 | 263 | 10259 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 6013 | 935 | 333 | 261 | 106 | 7648 |
| 2 PERS - NO CH | 614 | 314 | 215 | 118 | 105 | 1366 |
| 3+PERS - NO CH | 15 | 37 | 10 | 30 | 15 | 107 |
| 2-4PERS - W/CH | 22 | 32 | 5 | 10 | 0 | 69 |
| 5+ PERS - W/CH | 0 | 0 | 7 | 0 | 0 | 7 |
| TOTAL | 6664 | 1318 | 570 | 419 | 226 | 9197 |
| GRAND TOTAL | 14190 | 5133 | 1952 | 1304 | 519 | 23098 |

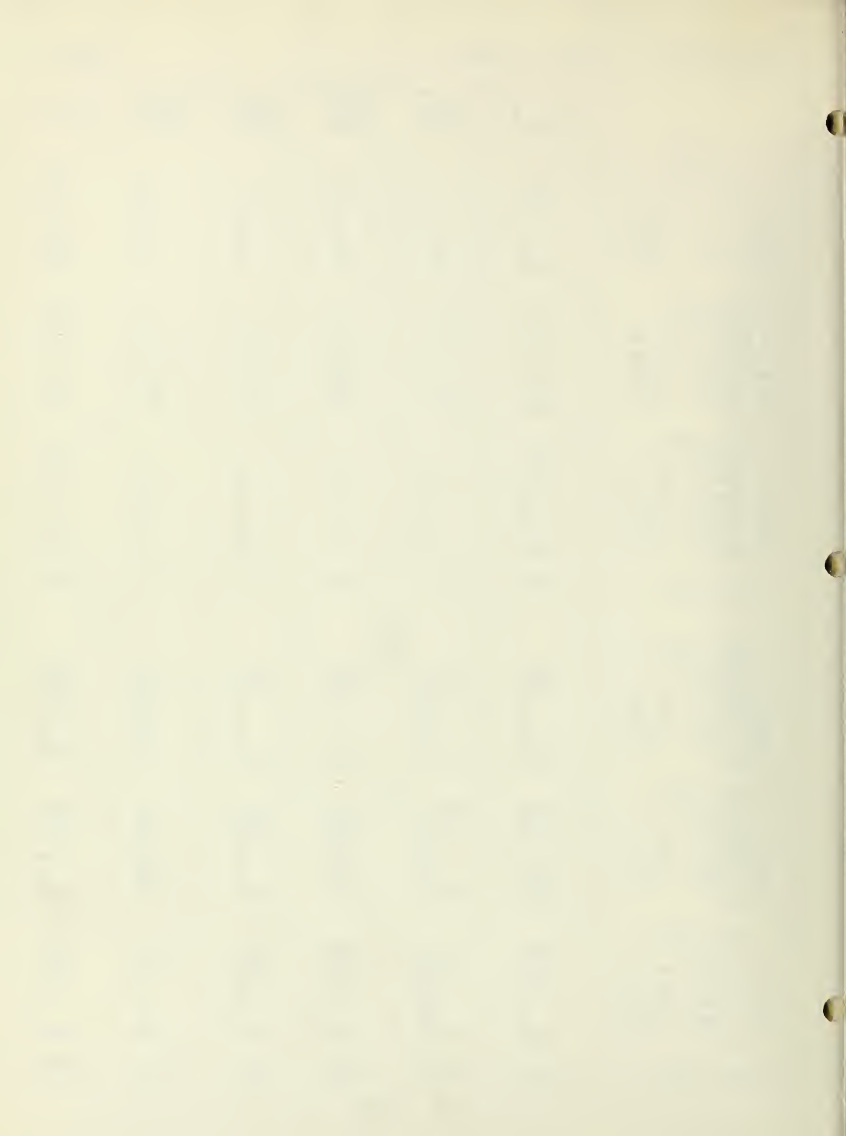
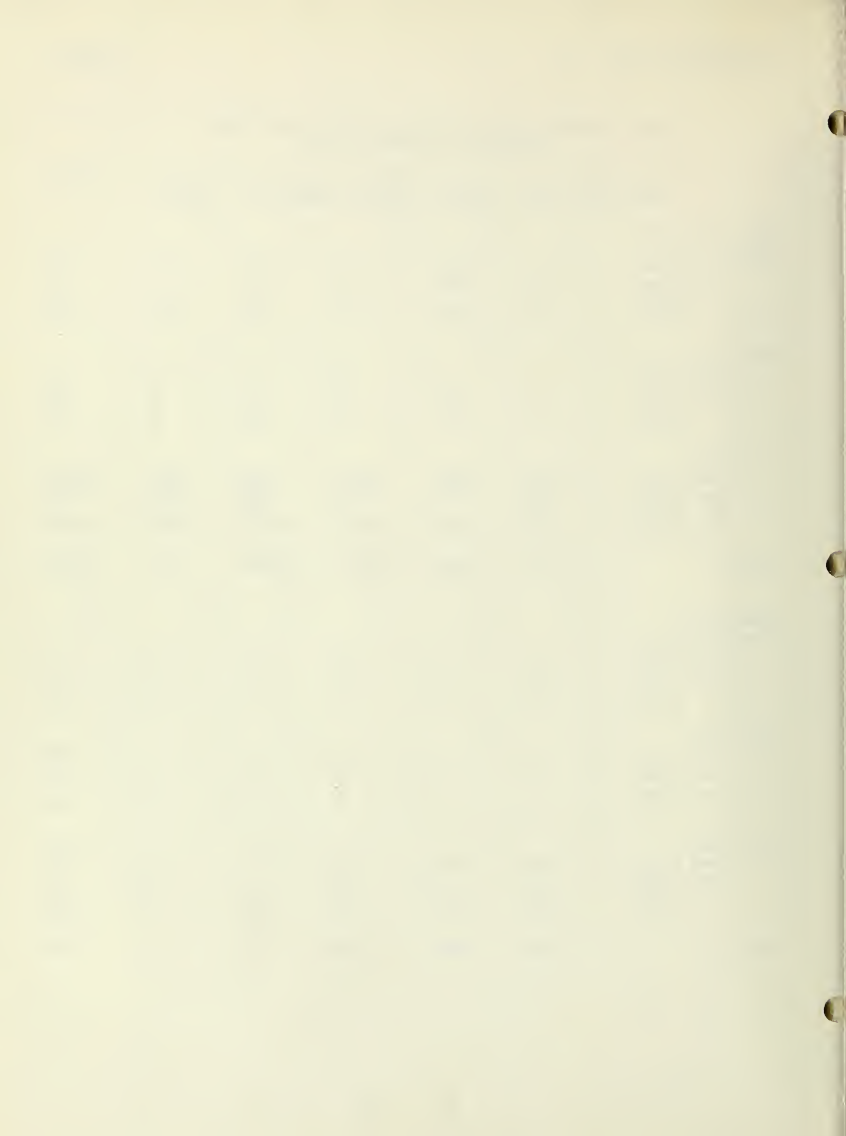


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| ----- RENT ----- | | | | | | TOTAL |
|------------------|---------|---------|-----------|--------|-----|-------|
| LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | | |
| CONDITION 1-2 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 98 | 20 | 15 | 10 | 143 |
| 3-4 ROOMS | 5 | 29 | 0 | 0 | 6 | 40 |
| 5+ ROOMS | 0 | 6 | 0 | 0 | 0 | 6 |
| TOTAL | 5 | 133 | 20 | 15 | 16 | 189 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 0 | 5 | 0 | 0 | 5 |
| 3-4 ROOMS | 0 | 25 | 41 | 0 | 0 | 66 |
| 5+ ROOMS | 5 | 12 | 8 | 10 | 0 | 35 |
| TOTAL | 5 | 37 | 54 | 10 | 0 | 106 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 761 | 8501 | 4555 | 610 | 256 | 14683 |
| 3-4 ROOMS | 148 | 430 | 1162 | 620 | 126 | 2486 |
| 5+ ROOMS | 15 | 5 | 5 | 32 | 15 | 72 |
| TOTAL | 924 | 8936 | 5722 | 1262 | 397 | 17241 |
| TOTAL | 934 | 9106 | 5796 | 1287 | 413 | 17536 |
| | | | | | | |
| CONDITION 3 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 9 | 0 | 0 | 0 | 0 | 9 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 5 | 0 | 5 |
| TOTAL | 9 | 0 | 0 | 5 | 0 | 14 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 6 | 15 | 0 | 0 | 0 | 21 |
| 3-4 ROOMS | 5 | 5 | 0 | 0 | 0 | 10 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 11 | 20 | 0 | 0 | 0 | 31 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 3568 | 2798 | 514 | 71 | 5 | 6956 |
| 3-4 ROOMS | 14 | 11 | 15 | 0 | 0 | 40 |
| 5+ ROOMS | 5 | 0 | 0 | 0 | 0 | 5 |
| TOTAL | 3587 | 2809 | 529 | 71 | 5 | 7001 |
| TOTAL | 3607 | 2829 | 529 | 76 | 5 | 7046 |



(NUMBER OF HOUSING UNITS)

| | RENT | | | | | TOTAL |
|---------------|----------------|---------|---------|-----------|--------|-------|
| | LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | |
| CONDITION 4 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 753 | 67 | 0 | 0 | 0 | 820 |
| 3-4 ROOMS | 10 | 0 | 0 | 0 | 0 | 10 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 763 | 67 | 0 | 0 | 0 | 830 |
| TOTAL | 763 | 67 | 0 | 0 | 0 | 830 |
| TOTALS | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 9 | 98 | 20 | 15 | 10 | 152 |
| 3-4 ROOMS | 5 | 29 | 0 | 0 | 6 | 40 |
| 5+ ROOMS | 0 | 6 | 0 | 5 | 0 | 11 |
| TOTAL | 14 | 133 | 20 | 20 | 16 | 203 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 6 | 15 | 5 | 0 | 0 | 26 |
| 3-4 ROOMS | 5 | 30 | 41 | 0 | 0 | 76 |
| 5+ ROOMS | 5 | 12 | 8 | 10 | 0 | 35 |
| TOTAL | 16 | 57 | 54 | 10 | 0 | 137 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 5082 | 11366 | 5069 | 681 | 261 | 22459 |
| 3-4 ROOMS | 172 | 441 | 1177 | 620 | 126 | 2536 |
| 5+ ROOMS | 20 | 5 | 5 | 32 | 15 | 77 |
| TOTAL | 5274 | 11812 | 6251 | 1333 | 402 | 25072 |
| TOTAL | 5304 | 12002 | 6325 | 1363 | 418 | 25412 |

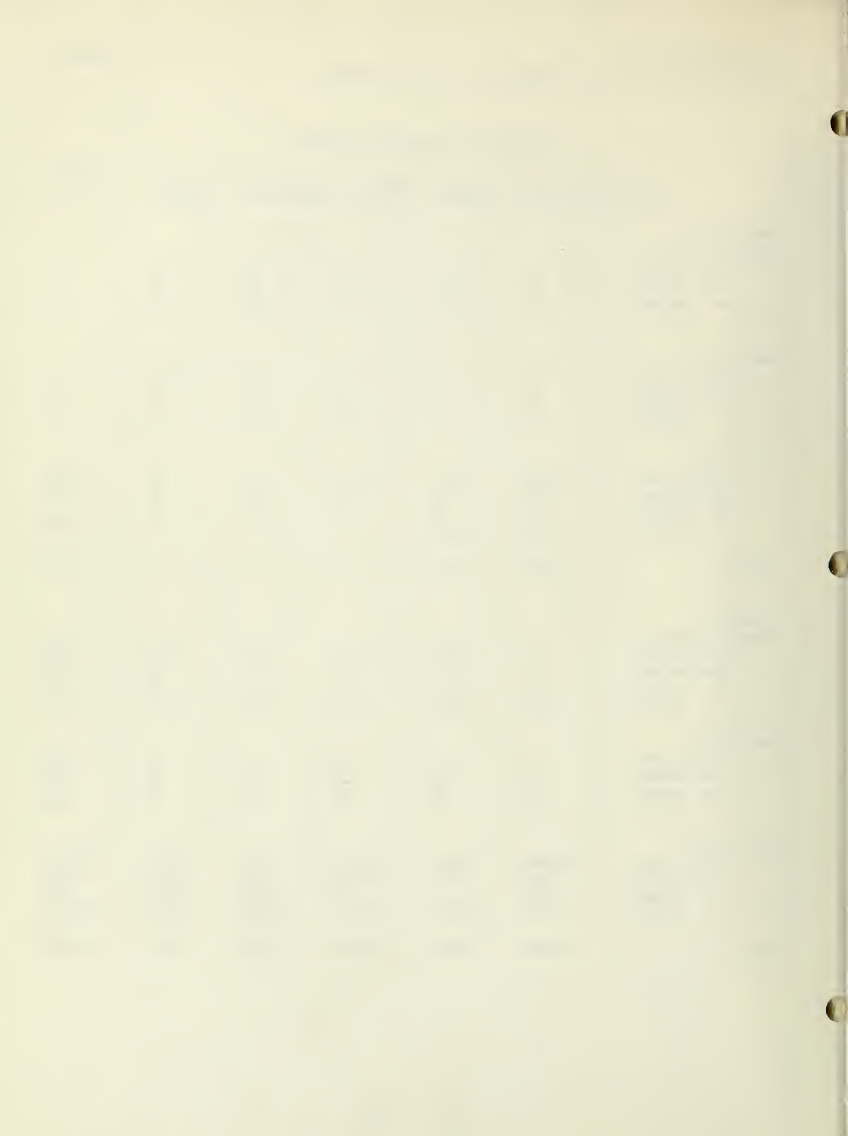


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| | -----VALUE----- | | | | | TOTAL |
|---------------|-----------------|----------|----------|----------|---------|-------|
| | \$0- 9999 | 10-14999 | 15-19999 | 20-24999 | 25000 + | |
| CONDITION 1-2 | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 13 | 13 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 13 | 13 |
| CONDITION 3 | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDITION 4 | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 13 | 13 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 13 | 13 |
| GRAND TOTAL | 0 | 0 | 0 | 0 | 26 | 26 |

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

| | -----DATE OF CONSTRUCTION----- | | | | TOTAL |
|-----------------|--------------------------------|---------|---------|---------|-------|
| | PRIOR 1929 | 1930-39 | 1940-49 | 1950-59 | |
| CONDITION 1 + 2 | 17254 | 215 | 36 | 31 | 17536 |
| CONDITION 3 | 7005 | 16 | 0 | 25 | 7046 |
| CONDITION 4 | 830 | 0 | 0 | 0 | 830 |
| ALL CONDITIONS | 25089 | 231 | 36 | 56 | 25412 |

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

| | -----PERSONS PER ROOM----- | | | | TOTAL |
|-----------------|----------------------------|-----------|--------------|----|-------|
| | 0.50 OR LESS | 0.51-1.00 | 1.01 OR MORE | ** | |
| CONDITION 1 + 2 | 6898 | 8454 | 703 | 0 | 16055 |
| CONDITION 3 | 164 | 5616 | 195 | 0 | 5975 |
| CONDITION 4 | 28 | 615 | 12 | 0 | 655 |
| ALL CONDITIONS | 7090 | 14685 | 910 | 0 | 22685 |

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS,

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

| | -----INCOME----- | | | | | |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | TOTAL |
| WHITE | | | | | | |
| 1 PERSON | 4298 | 818 | 196 | 109 | 25 | 5446 |
| 2 PERS - NO CH | 144 | 55 | 32 | 16 | 5 | 252 |
| 3+PERS - NO CH | 0 | 0 | 0 | 5 | 0 | 5 |
| 2-4PERS - W/CH | 6 | 0 | 0 | 0 | 0 | 6 |
| 5+ PERS - W/CH | 0 | 5 | 0 | 0 | 0 | 5 |
| TOTAL | 4448 | 878 | 228 | 130 | 30 | 5714 |
| NEGRO | | | | | | |
| 1 PERSON | 73 | 5 | 0 | 0 | 0 | 78 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 73 | 5 | 0 | 0 | 0 | 78 |
| OTHER RACES | | | | | | |
| 1 PERSON | 721 | 96 | 17 | 0 | 0 | 834 |
| 2 PERS - NO CH | 11 | 12 | 5 | 10 | 0 | 38 |
| 3+PERS - NO CH | 0 | 0 | 0 | 5 | 0 | 5 |
| 2-4PERS - W/CH | 17 | 6 | 0 | 0 | 0 | 23 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 749 | 114 | 22 | 15 | 0 | 900 |
| ALL RACES | | | | | | |
| 1 PERSON | 5092 | 919 | 213 | 109 | 25 | 6356 |
| 2 PERS - NO CH | 155 | 67 | 37 | 26 | 5 | 290 |
| 3+PERS - NO CH | 0 | 0 | 0 | 10 | 0 | 10 |
| 2-4PERS - W/CH | 23 | 6 | 0 | 0 | 0 | 29 |
| 5+ PERS - W/CH | 0 | 5 | 0 | 0 | 0 | 5 |
| TOTAL | 5270 | 997 | 250 | 145 | 30 | 6692 |
| GRAND TOTAL | 10540 | 1994 | 500 | 290 | 60 | 13384 |

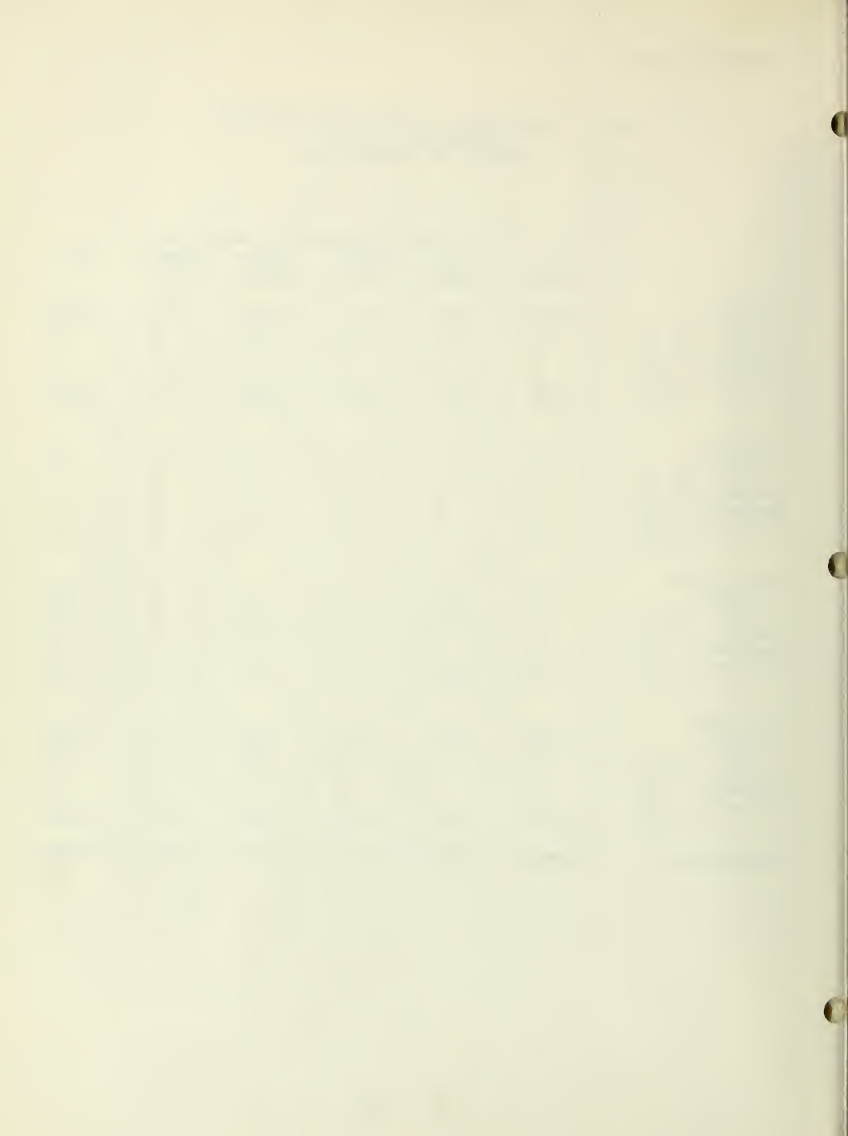
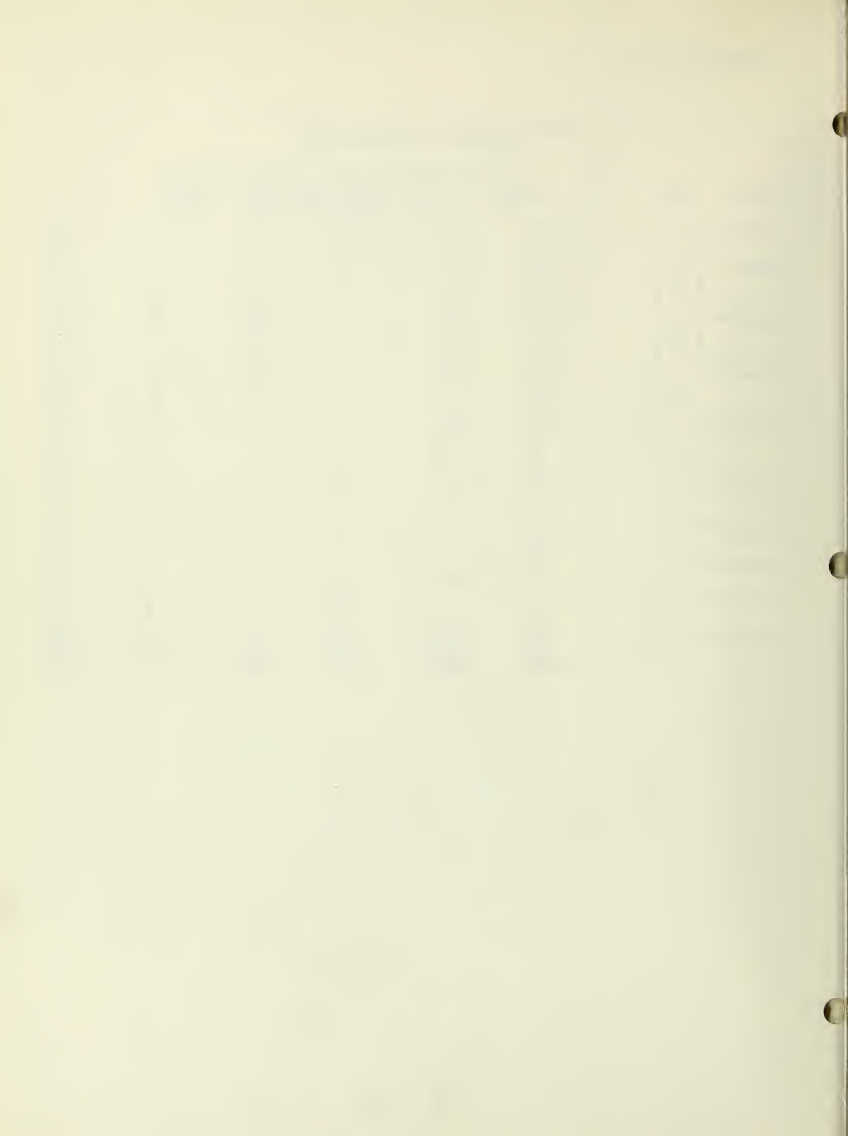


TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

| INCOME | RENT | -----HOUSEHOLD SIZE • TYPE----- | | | | | TOTAL |
|----------|----------|---------------------------------|----------------|-----------------|-----------------|----------------|-------|
| | | 1 PERS | 2PERS NO CH | 3+PERS NO CH | 2-4PERS W/CH | 5+PERS W/CH | |
| \$0-1999 | LT \$ 4 | 2284 | 55 | 0 | 6 | 0 | 2345 |
| | GT \$ 4 | 4277 | 309 | 5 | 88 | 5 | 4684 |
| \$2-2999 | LT \$ 4 | 706 | 42 | 0 | 5 | 0 | 753 |
| | \$ 40- 6 | 1041 | 61 | 0 | 5 | 8 | 1115 |
| | GT \$ 6 | 1250 | 244 | 0 | 35 | 14 | 1543 |
| \$3-3999 | LT \$ 6 | 1332 | 135 | 5 | 10 | 6 | 1488 |
| | \$ 60- 8 | 1074 | 303 | 9 | 40 | 0 | 1426 |
| | GT \$ 8 | 523 | 121 | 10 | 11 | 6 | 671 |
| \$4-4999 | LT \$ 8 | 2066 | 365 | 15 | 31 | 24 | 2501 |
| | \$ 80-10 | 300 | 81 | 15 | 20 | 0 | 416 |
| | GT \$10 | 129 | 69 | 6 | 0 | 0 | 204 |
| \$5-5999 | LT \$10 | 1333 | 383 | 16 | 57 | 5 | 1794 |
| | \$100-12 | 36 | 40 | 0 | 0 | 0 | 76 |
| | GT \$12 | 10 | 30 | 5 | 5 | 0 | 50 |
| \$6-6999 | LT \$12 | 692 | 313 | 10 | 10 | 12 | 1037 |
| | \$120-14 | 24 | 7 | 0 | 3 | 0 | 34 |
| | GT \$14 | 42 | 13 | 0 | 2 | 0 | 57 |
| \$7-7999 | LT \$14 | 358 | 312 | 20 | 17 | 11 | 718 |
| | GT \$14 | 33 | 24 | 0 | 0 | 0 | 57 |
| \$8-8999 | LT \$15 | 16 | 0 | 0 | 0 | 0 | 16 |
| | GT \$15 | 227 | 174 | 15 | 12 | 0 | 428 |
| \$9-9999 | LT \$15 | 0 | 0 | 5 | 0 | 0 | 5 |
| | GT \$15 | 137 | 188 | 15 | 8 | 0 | 348 |
| GT10000 | LT \$15 | 51 | 41 | 5 | 0 | 0 | 97 |
| | GT \$15 | 392 | 325 | 56 | 31 | 18 | 822 |
| TOTAL | | 18333 | 3635 | 212 | 396 | 109 | 22685 |



SAN FRANCISCO HOUSING INVENTORY

1960 Census of Housing Cross-Tab: San Francisco Community Renewal Program

Area: 2

| J | Type | C1 | C2 | C3 | C4 | Total | Total |
|-------|--------------|-----|-------|------|-----|-------|--------|
| 2 | SF/Rent/1-2 | 25 | 118 | 9 | 0 | 152 | 203 |
| 4 | SF/Rent/3-4 | 6 | 34 | 0 | 0 | 40 | |
| 6 | SF/Rent/5-6 | 0 | 6 | 5 | 0 | 11 | |
| 8 | SF/Rent/7+ | 0 | 0 | 0 | 0 | 0 | |
| 3 | SF/Own/1-4 | 13 | 0 | 0 | 0 | 13 | |
| 5 | SF/Own/5-6 | 0 | 0 | 0 | 0 | 0 | 13 |
| 7 | SF/Own/7+ | 0 | 0 | 0 | 0 | 0 | |
| 12 | 2-4/Rent/1 | 0 | 0 | 15 | 0 | 15 | |
| 14 | 2-4/Rent/2 | 0 | 5 | 0 | 0 | 5 | 119 |
| 16 | 2-4/Rent/3-4 | 0 | 64 | 0 | 0 | 64 | |
| 18 | 2-4/Rent/5-6 | 0 | 12 | 0 | 0 | 12 | |
| 20 | 2-4/Rent/7+ | 10 | 13 | 0 | 0 | 23 | |
| 15 | 2-4/Own/1-4 | 0 | 0 | 0 | 0 | 0 | |
| 17 | 2-4/Own/5-6 | 0 | 30 | 0 | 0 | 30 | 30 |
| 19 | 2-4/Own/7+ | 0 | 0 | 0 | 0 | 0 | |
| 22 | 5+/Rent/1 | 366 | 6340 | 6772 | 786 | 14264 | |
| 24 | 5+/Rent/2 | 144 | 8004 | 240 | 40 | 8428 | 25442 |
| 26 | 5+/Rent/3-4 | 334 | 2253 | 40 | 10 | 2637 | |
| 28 | 5+/Rent/5-6 | 24 | 79 | 5 | 0 | 108 | |
| 30 | 5+/Rent/7+ | 5 | 0 | 0 | 0 | 5 | |
| 25 | Pub.Hsng/3-4 | 0 | 0 | 0 | 0 | 0 | |
| 27 | Pub.Hsng/5-6 | 0 | 0 | 0 | 0 | 0 | 0 |
| 29 | Pub.Hsng/7+ | 0 | 0 | 0 | 0 | 0 | |
| Total | | 927 | 16958 | 7086 | 836 | | 25,807 |

| | -----INCOME----- | | | | | TOTAL |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | |
| WHITE | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 108 | 0 | 0 | 0 | 0 | 108 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 108 | 0 | 0 | 0 | 0 | 108 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 59 | 9 | 8 | 0 | 0 | 76 |
| 2 PERS - NO CH | 8 | 8 | 0 | 0 | 0 | 16 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 67 | 17 | 8 | 0 | 0 | 92 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 141 | 0 | 0 | 0 | 0 | 141 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 141 | 0 | 0 | 0 | 0 | 141 |
| GRAND TOTAL | 316 | 17 | 8 | 0 | 0 | 341 |
| NEGRO | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 22 | 0 | 0 | 0 | 0 | 22 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 22 | 0 | 0 | 0 | 0 | 22 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 11 | 0 | 0 | 0 | 0 | 11 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 11 | 0 | 0 | 0 | 0 | 11 |
| GRAND TOTAL | 33 | 0 | 0 | 0 | 0 | 33 |

| | INCOME | | | | | TOTAL |
|----------------------------|---------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | |
| OTHER RACES | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 22 | 0 | 11 | 0 | 0 | 33 |
| 2 PERS - NO CH | 0 | 0 | 5 | 0 | 0 | 5 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 -4PERS - W/CH | 0 | 6 | 0 | 0 | 0 | 6 |
| 5+ PERS - W/CH | 0 | 5 | 6 | 0 | 0 | 11 |
| TOTAL | 22 | 11 | 22 | 0 | 0 | 55 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 275 | 57 | 6 | 0 | 0 | 338 |
| 2 PERS - NO CH | 11 | 6 | 0 | 5 | 0 | 22 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 -4PERS - W/CH | 10 | 11 | 0 | 0 | 6 | 27 |
| 5+ PERS - W/CH | 12 | 0 | 6 | 6 | 0 | 24 |
| TOTAL | 308 | 74 | 12 | 11 | 6 | 411 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 280 | 0 | 0 | 0 | 0 | 280 |
| 2 PERS - NO CH | 11 | 5 | 0 | 5 | 0 | 21 |
| 3+PERS - NO CH | 0 | 0 | 0 | 5 | 0 | 5 |
| 2 -4PERS - W/CH | 12 | 0 | 0 | 0 | 0 | 12 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 303 | 5 | 0 | 10 | 0 | 318 |
| GRAND TOTAL | 633 | 90 | 34 | 21 | 6 | 784 |
| TOTAL | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 130 | 0 | 11 | 0 | 0 | 141 |
| 2 PERS - NO CH | 0 | 0 | 5 | 0 | 0 | 5 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 -4PERS - W/CH | 0 | 6 | 0 | 0 | 0 | 6 |
| 5+ PERS - W/CH | 0 | 5 | 6 | 0 | 0 | 11 |
| TOTAL | 130 | 11 | 22 | 0 | 0 | 163 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 356 | 66 | 14 | 0 | 0 | 436 |
| 2 PERS - NO CH | 19 | 14 | 0 | 5 | 0 | 38 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 -4PERS - W/CH | 10 | 11 | 0 | 0 | 6 | 27 |
| 5+ PERS - W/CH | 12 | 0 | 6 | 6 | 0 | 24 |
| TOTAL | 397 | 91 | 20 | 11 | 6 | 525 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 432 | 0 | 0 | 0 | 0 | 432 |
| 2 PERS - NO CH | 11 | 5 | 0 | 5 | 0 | 21 |
| 3+PERS - NO CH | 0 | 0 | 0 | 5 | 0 | 5 |
| 2 -4PERS - W/CH | 12 | 0 | 0 | 0 | 0 | 12 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 455 | 5 | 0 | 10 | 0 | 470 |
| GRAND TOTAL | 982 | 107 | 42 | 21 | 6 | 1158 |

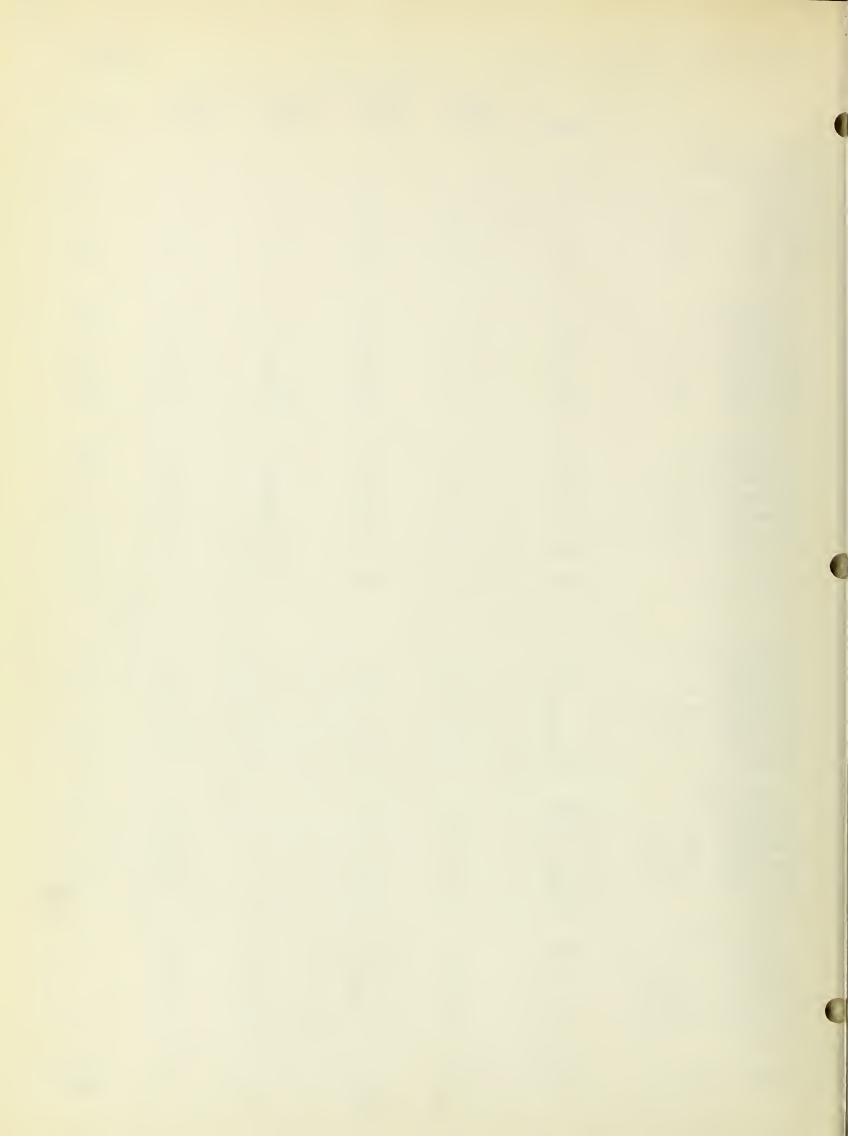


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| | RENT | | | | | TOTAL |
|---------------|----------------|---------|---------|-----------|--------|-------|
| | LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | |
| CONDITION 1-2 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 5 | 6 | 0 | 0 | 0 | 11 |
| 5+ ROOMS | 0 | 6 | 0 | 0 | 0 | 6 |
| TOTAL | 5 | 12 | 0 | 0 | 0 | 17 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 6 | 6 | 0 | 0 | 12 |
| 5+ ROOMS | 5 | 0 | 8 | 0 | 0 | 13 |
| TOTAL | 5 | 6 | 14 | 0 | 0 | 25 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 5 | 17 | 0 | 0 | 0 | 22 |
| 3-4 ROOMS | 6 | 34 | 0 | 0 | 0 | 40 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 11 | 51 | 0 | 0 | 0 | 62 |
| TOTAL | 21 | 69 | 14 | 0 | 0 | 104 |
| CONDITION 3 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 5 | 0 | 5 |
| TOTAL | 0 | 0 | 0 | 5 | 0 | 5 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 6 | 0 | 0 | 0 | 0 | 6 |
| 3-4 ROOMS | 0 | 5 | 0 | 0 | 0 | 5 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 6 | 5 | 0 | 0 | 0 | 11 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 577 | 22 | 0 | 0 | 0 | 599 |
| 3-4 ROOMS | 14 | 0 | 0 | 0 | 0 | 14 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 591 | 22 | 0 | 0 | 0 | 613 |
| TOTAL | 597 | 27 | 0 | 5 | 0 | 629 |

(NUMBER OF HOUSING UNITS)

| ----- RENT ----- | | | | | | TOTAL |
|------------------|---------|---------|-----------|--------|---|-------|
| LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | | |
| CONDITION 4 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 599 | 37 | 0 | 0 | 0 | 636 |
| 3-4 ROOMS | 5 | 0 | 0 | 0 | 0 | 5 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 604 | 37 | 0 | 0 | 0 | 641 |
| TOTAL | 604 | 37 | 0 | 0 | 0 | 641 |
| TOTALS | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 5 | 6 | 0 | 0 | 0 | 11 |
| 5+ ROOMS | 0 | 6 | 0 | 5 | 0 | 11 |
| TOTAL | 5 | 12 | 0 | 5 | 0 | 22 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 6 | 0 | 0 | 0 | 0 | 6 |
| 3-4 ROOMS | 0 | 11 | 6 | 0 | 0 | 17 |
| 5+ ROOMS | 5 | 0 | 8 | 0 | 0 | 13 |
| TOTAL | 11 | 11 | 14 | 0 | 0 | 36 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 1181 | 76 | 0 | 0 | 0 | 1257 |
| 3-4 ROOMS | 25 | 34 | 0 | 0 | 0 | 59 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 1206 | 110 | 0 | 0 | 0 | 1316 |
| TOTAL | 1222 | 133 | 14 | 5 | 0 | 1374 |

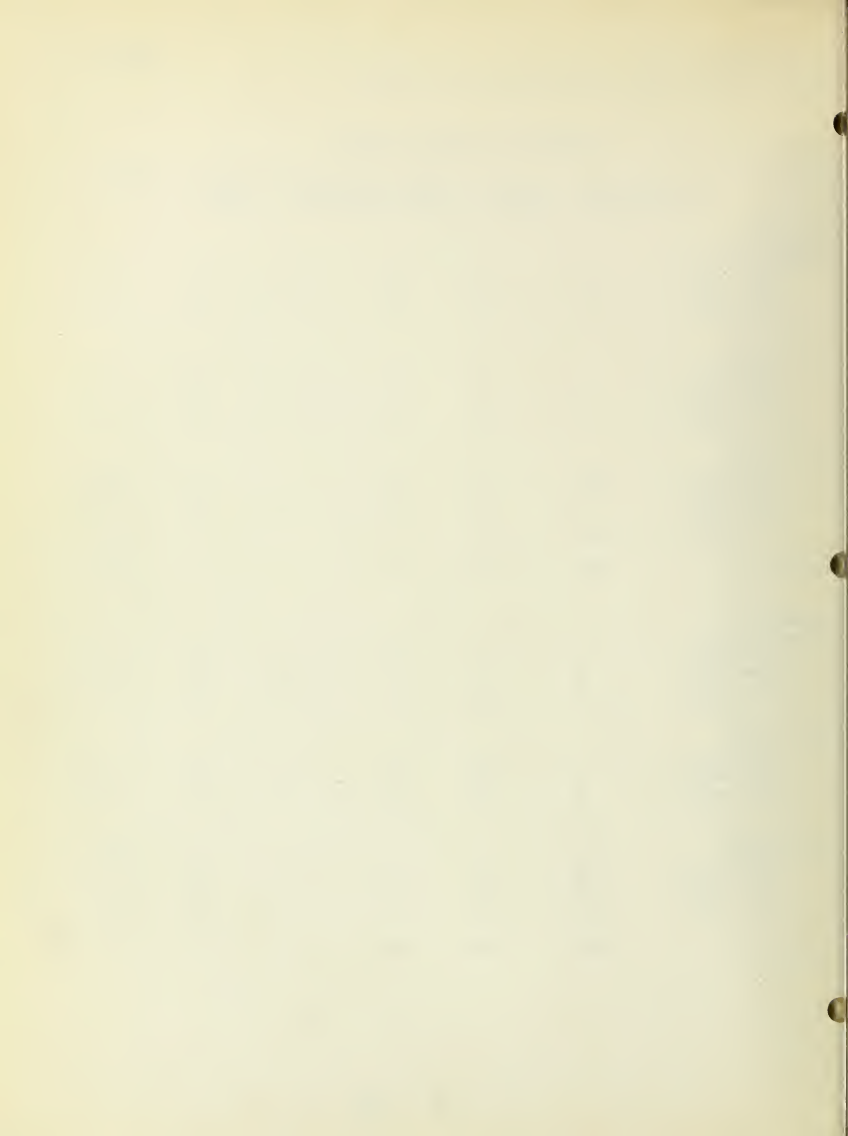


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| | | -----VALUE----- | | | | | TOTAL |
|---------------|-------|-----------------|----------|----------|----------|---------|-------|
| | | \$0- 9999 | 10-14999 | 15-19999 | 20-24999 | 25000 + | |
| CONDITION 1-2 | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDITION 3 | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDITION 4 | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TOTAL | | 0 | 0 | 0 | 0 | 0 | 0 |

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

| | -----DATE OF CONSTRUCTION----- | | | | TOTAL |
|-----------------|--------------------------------|---------|---------|---------|-------|
| | PRIOR 1929 | 1930-39 | 1940-49 | 1950-59 | |
| CONDITION 1 + 2 | 104 | 0 | 0 | 0 | 104 |
| CONDITION 3 | 618 | 11 | 0 | 0 | 629 |
| CONDITION 4 | 641 | 0 | 0 | 0 | 641 |
| ALL CONDITIONS | 1363 | 11 | 0 | 0 | 1374 |

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

| | -----PERSONS PER ROOM----- | | | | TOTAL |
|-----------------|----------------------------|-----------|--------------|----|-------|
| | 0.50 OR LESS | 0.51-1.00 | 1.01 OR MORE | ** | |
| CONDITION 1 + 2 | 47 | 17 | 40 | 0 | 104 |
| CONDITION 3 | 13 | 527 | 10 | 0 | 550 |
| CONDITION 4 | 28 | 453 | 12 | 0 | 493 |
| ALL CONDITIONS | 88 | 997 | 62 | 0 | 1147 |

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

| | -----INCOME----- | | | | | |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | TOTAL |
| WHITE | | | | | | |
| 1 PERSON | 291 | 9 | 8 | 0 | 0 | 308 |
| 2 PERS - NO CH | 8 | 0 | 0 | 0 | 0 | 8 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 299 | 9 | 8 | 0 | 0 | 316 |
| NEGRO | | | | | | |
| 1 PERSON | 33 | 0 | 0 | 0 | 0 | 33 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 33 | 0 | 0 | 0 | 0 | 33 |
| OTHER RACES | | | | | | |
| 1 PERSON | 566 | 57 | 17 | 0 | 0 | 640 |
| 2 PERS - NO CH | 11 | 6 | 5 | 10 | 0 | 32 |
| 3+PERS - NO CH | 0 | 0 | 0 | 5 | 0 | 5 |
| 2-4PERS - W/CH | 17 | 6 | 0 | 0 | 0 | 23 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 594 | 69 | 22 | 15 | 0 | 700 |
| ALL RACES | | | | | | |
| 1 PERSON | 890 | 66 | 25 | 0 | 0 | 981 |
| 2 PERS - NO CH | 19 | 6 | 5 | 10 | 0 | 40 |
| 3+PERS - NO CH | 0 | 0 | 0 | 5 | 0 | 5 |
| 2-4PERS - W/CH | 17 | 6 | 0 | 0 | 0 | 23 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 926 | 78 | 30 | 15 | 0 | 1049 |
| GRAND TOTAL | 1852 | 156 | 60 | 30 | 0 | 2098 |

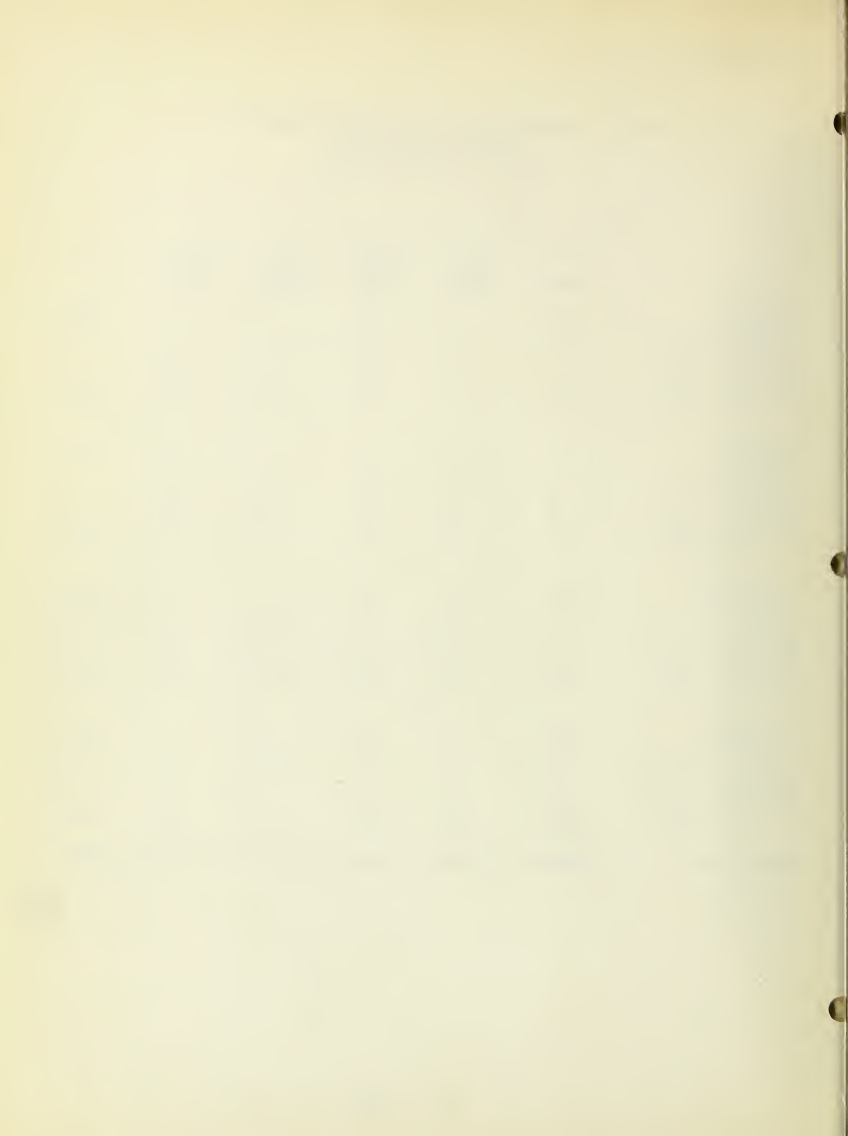
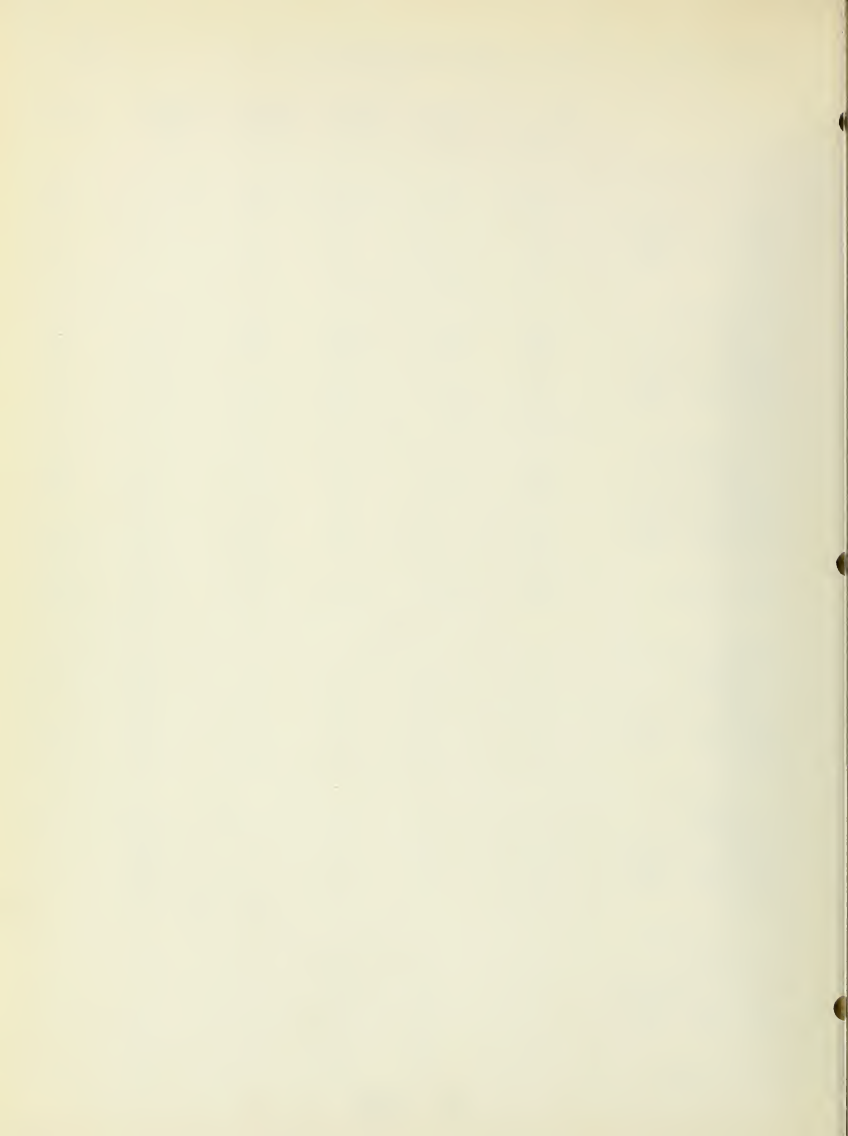


TABLE 7 RENT PAID BY INCOME
 (NUMBER OF HOUSEHOLDS)

| INCOME | RENT | -----HOUSEHOLD SIZE - TYPE----- | | | | | TOTAL |
|----------|----------|---------------------------------|----------------|-----------------|-----------------|----------------|-------|
| | | 1 PERS | 2PERS NO CH | 3+PERS NO CH | 2-4PERS W/CH | 5+PERS W/CH | |
| \$0-1999 | LT \$ 4 | 570 | 0 | 0 | 6 | 0 | 576 |
| | GT \$ 4 | 17 | 6 | 0 | 0 | 0 | 23 |
| \$2-2999 | LT \$ 4 | 202 | 5 | 0 | 0 | 0 | 207 |
| | \$ 40- 6 | 17 | 0 | 0 | 0 | 0 | 17 |
| | GT \$ 6 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$3-3999 | LT \$ 6 | 112 | 8 | 0 | 10 | 6 | 136 |
| | \$ 60- 8 | 0 | 6 | 0 | 0 | 0 | 6 |
| | GT \$ 8 | 0 | 0 | 0 | 0 | 6 | 6 |
| \$4-4999 | LT \$ 8 | 29 | 11 | 0 | 6 | 0 | 46 |
| | \$ 80-10 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$10 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$5-5999 | LT \$10 | 37 | 8 | 0 | 11 | 5 | 61 |
| | \$100-12 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$12 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$6-6999 | LT \$12 | 6 | 5 | 0 | 0 | 12 | 23 |
| | \$120-14 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$14 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$7-7999 | LT \$14 | 19 | 0 | 0 | 0 | 0 | 19 |
| | GT \$14 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$8-8999 | LT \$15 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$15 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$9-9999 | LT \$15 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$15 | 0 | 10 | 0 | 0 | 0 | 10 |
| GT10000 | LT \$15 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$15 | 0 | 0 | 5 | 6 | 6 | 17 |
| TOTAL | | 1009 | 59 | 5 | 39 | 35 | 1147 |

| | -----INCOME----- | | | | | |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | TOTAL |
| WHITE | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 91 | 69 | 22 | 11 | 0 | 213 |
| 2 PERS - NO CH | 0 | 6 | 11 | 5 | 0 | 22 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 5 | 0 | 0 | 0 | 5 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 91 | 100 | 33 | 16 | 0 | 240 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 245 | 166 | 58 | 32 | 11 | 512 |
| 2 PERS - NO CH | 15 | 23 | 10 | 16 | 0 | 64 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 11 | 11 | 0 | 6 | 5 | 33 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 271 | 200 | 68 | 54 | 16 | 609 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 333 | 69 | 5 | 21 | 16 | 444 |
| 2 PERS - NO CH | 10 | 10 | 0 | 0 | 0 | 20 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 5 | 0 | 0 | 0 | 5 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 343 | 84 | 5 | 21 | 16 | 469 |
| GRAND TOTAL | 705 | 384 | 106 | 91 | 32 | 1318 |
| NEGRO | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 6 | 0 | 0 | 0 | 0 | 6 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 6 | 0 | 0 | 0 | 0 | 6 |
| GRAND TOTAL | 6 | 0 | 0 | 0 | 0 | 6 |



| | INCOME----- | | | | | TOTAL |
|----------------|---------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | |
| OTHER RACES | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 12 | 24 | 0 | 0 | 0 | 36 |
| 2 PERS - NO CH | 6 | 0 | 0 | 0 | 0 | 6 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 18 | 24 | 0 | 0 | 0 | 42 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 64 | 36 | 17 | 0 | 6 | 123 |
| 2 PERS - NO CH | 12 | 6 | 0 | 0 | 0 | 18 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 6 | 0 | 6 |
| 5+ PERS - W/CH | 0 | 6 | 6 | 0 | 12 | 24 |
| TOTAL | 76 | 48 | 23 | 6 | 18 | 171 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 11 | 6 | 6 | 0 | 0 | 23 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 11 | 6 | 6 | 0 | 0 | 23 |
| GRAND TOTAL | 105 | 78 | 29 | 6 | 18 | 236 |
| TOTAL | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 103 | 113 | 22 | 11 | 0 | 249 |
| 2 PERS - NO CH | 6 | 6 | 11 | 5 | 0 | 28 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 5 | 0 | 0 | 0 | 5 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 109 | 124 | 33 | 16 | 0 | 282 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 309 | 202 | 75 | 32 | 17 | 635 |
| 2 PERS - NO CH | 27 | 29 | 10 | 16 | 0 | 82 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 11 | 11 | 0 | 12 | 5 | 39 |
| 5+ PERS - W/CH | 0 | 6 | 6 | 0 | 12 | 24 |
| TOTAL | 347 | 248 | 91 | 60 | 34 | 780 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 350 | 75 | 11 | 21 | 16 | 473 |
| 2 PERS - NO CH | 10 | 10 | 0 | 0 | 0 | 20 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 5 | 0 | 0 | 0 | 5 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 360 | 90 | 11 | 21 | 16 | 498 |
| GRAND TOTAL | 816 | 462 | 135 | 97 | 50 | 1560 |

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| | RENT | | | | | TOTAL |
|---------------|----------------|---------|---------|-----------|--------|-------|
| | LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | |
| CONDITION 1-2 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 10 | 0 | 0 | 0 | 10 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 10 | 0 | 0 | 0 | 10 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 12 | 0 | 0 | 0 | 12 |
| TOTAL | 0 | 12 | 0 | 0 | 0 | 12 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 98 | 500 | 280 | 37 | 0 | 915 |
| 3-4 ROOMS | 0 | 33 | 24 | 32 | 0 | 87 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 98 | 533 | 302 | 69 | 0 | 1002 |
| TOTAL | 98 | 555 | 302 | 69 | 0 | 1024 |
| CONDITION 3 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 404 | 427 | 49 | 4 | 0 | 884 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 404 | 427 | 49 | 4 | 0 | 884 |
| TOTAL | 404 | 427 | 49 | 4 | 0 | 884 |

(NUMBER OF HOUSING UNITS)

| | | RENT | | | | | TOTAL |
|---------------|-------|----------------|---------|---------|-----------|--------|-------|
| | | LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | |
| CONDITION 4 | | | | | | | |
| SINGLE FAMILY | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4 UNITS | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ UNITS | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTALS | | | | | | | |
| SINGLE FAMILY | | | | | | | |
| 1-2 | ROOMS | 0 | 10 | 0 | 0 | 0 | 10 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 0 | 10 | 0 | 0 | 0 | 10 |
| 2-4 UNITS | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 12 | 0 | 0 | 0 | 12 |
| TOTAL | | 0 | 12 | 0 | 0 | 0 | 12 |
| 5+ UNITS | | | | | | | |
| 1-2 | ROOMS | 502 | 927 | 329 | 41 | 0 | 1799 |
| 3-4 | ROOMS | 0 | 33 | 22 | 32 | 0 | 67 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | 502 | 960 | 351 | 73 | 0 | 1686 |
| TOTAL | | 502 | 962 | 351 | 73 | 0 | 1908 |

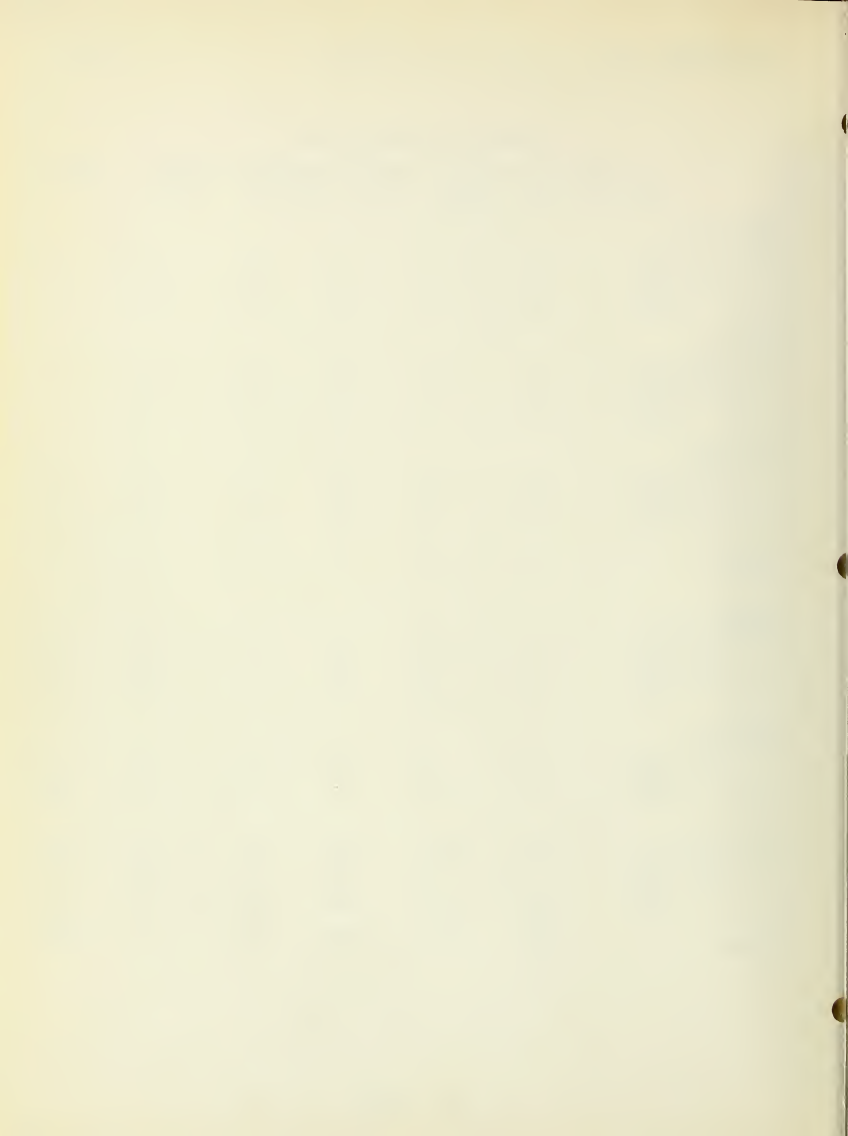


TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| | -----VALUE----- | | | | | TOTAL |
|---------------|-----------------|----------|----------|----------|---------|-------|
| | \$0- 9999 | 10-14999 | 15-19999 | 20-24999 | 25000 + | |
| CONDITION 1-2 | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDITION 3 | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDITION 4 | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

| | -----DATE OF CONSTRUCTION----- | | | | TOTAL |
|-----------------|--------------------------------|---------|---------|---------|-------|
| | PRIOR 1929 | 1930-39 | 1940-49 | 1950-59 | |
| CONDITION 1 + 2 | 1018 | 6 | 0 | 0 | 1024 |
| CONDITION 3 | 874 | 0 | 0 | 10 | 884 |
| CONDITION 4 | 0 | 0 | 0 | 0 | 0 |
| ALL CONDITIONS | 1892 | 6 | 0 | 10 | 1908 |

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

| | -----PERSONS PER ROOM----- | | | | TOTAL |
|-----------------|----------------------------|-----------|--------------|----|-------|
| | 0.50 OR LESS | 0.51-1.00 | 1.01 OR MORE | ** | |
| CONDITION 1 + 2 | 329 | 524 | 74 | 0 | 927 |
| CONDITION 3 | 20 | 547 | 32 | 0 | 599 |
| CONDITION 4 | 0 | 0 | 0 | 0 | 0 |
| ALL CONDITIONS | 349 | 1071 | 106 | 0 | 1526 |

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

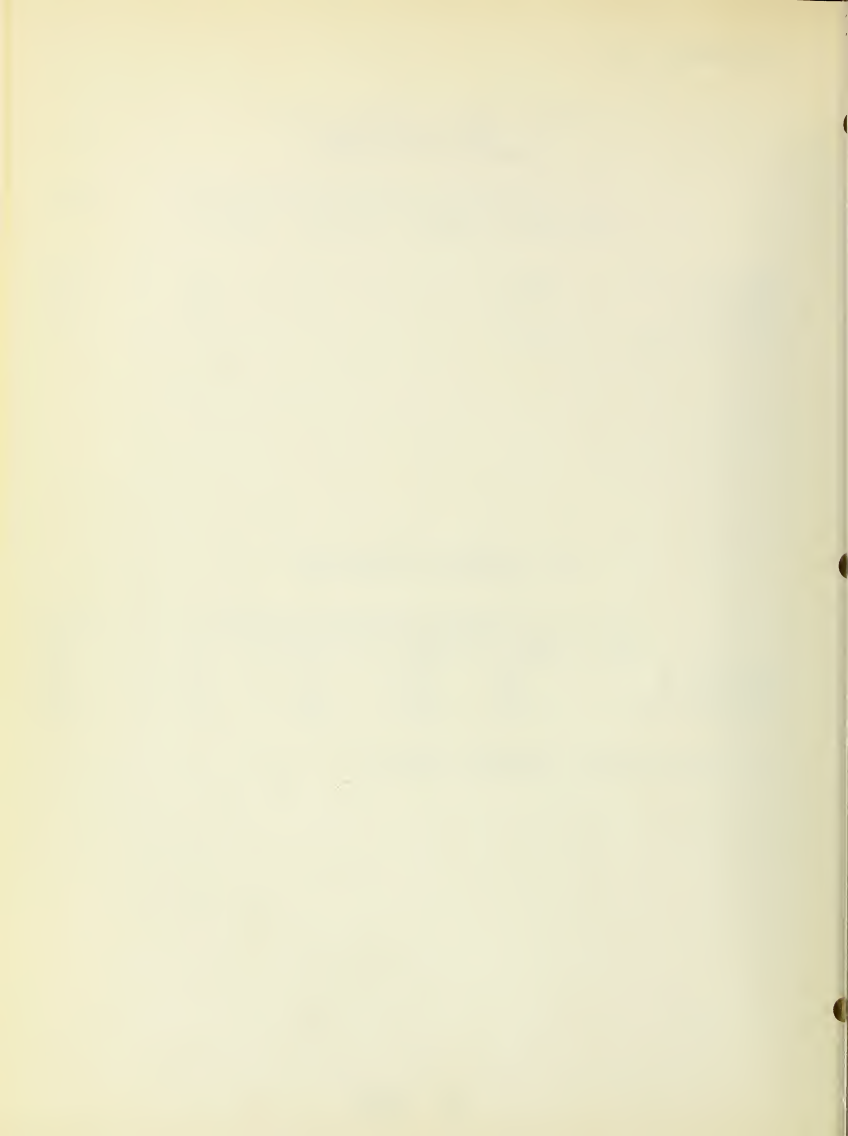


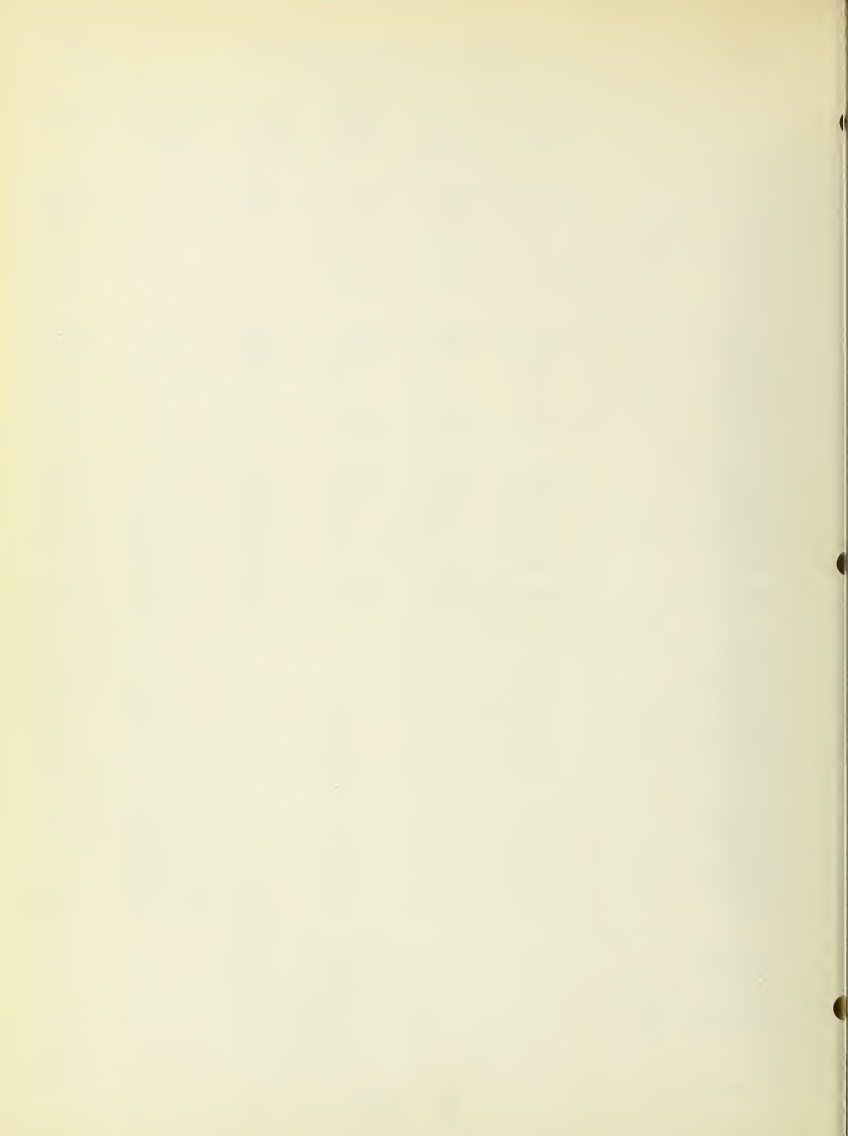
TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

| | -----INCOME----- | | | | | |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | TOTAL |
| WHITE | | | | | | |
| 1 PERSON | 346 | 113 | 15 | 22 | 5 | 501 |
| 2 PERS - NO CH | 10 | 5 | 5 | 6 | 0 | 26 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 6 | 0 | 0 | 0 | 0 | 6 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 362 | 118 | 20 | 28 | 5 | 533 |
| NEGRO | | | | | | |
| 1 PERSON | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| OTHER RACES | | | | | | |
| 1 PERSON | 71 | 18 | 0 | 0 | 0 | 89 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 71 | 18 | 0 | 0 | 0 | 89 |
| ALL RACES | | | | | | |
| 1 PERSON | 417 | 131 | 15 | 22 | 5 | 590 |
| 2 PERS - NO CH | 10 | 5 | 5 | 6 | 0 | 26 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 6 | 0 | 0 | 0 | 0 | 6 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 433 | 136 | 20 | 28 | 5 | 622 |
| GRAND TOTAL | 866 | 272 | 40 | 56 | 10 | 1244 |

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

| INCOME | RENT | -----HOUSEHOLD SIZE = TYPE----- | | | | | TOTAL |
|----------|----------|---------------------------------|----------------|-----------------|-----------------|----------------|-------|
| | | 1 PERS | 2PERS NO CH | 3+PERS NO CH | 4-4PERS W/CH | 5+PERS W/CH | |
| \$0-1999 | LT \$ 4 | 116 | 0 | 0 | 0 | 0 | 116 |
| | GT \$ 4 | 231 | 0 | 0 | 6 | 0 | 237 |
| \$2-2999 | LT \$ 4 | 32 | 16 | 0 | 0 | 0 | 48 |
| | \$ 40- 6 | 74 | 0 | 0 | 0 | 0 | 74 |
| | GT \$ 6 | 63 | 0 | 0 | 5 | 0 | 68 |
| \$3-3999 | LT \$ 6 | 140 | 16 | 0 | 0 | 0 | 156 |
| | \$ 60- 8 | 61 | 11 | 0 | 0 | 0 | 72 |
| | GT \$ 8 | 35 | 0 | 0 | 0 | 0 | 35 |
| \$4-4999 | LT \$ 8 | 243 | 11 | 0 | 0 | 6 | 260 |
| | \$ 80-10 | 15 | 11 | 0 | 5 | 0 | 31 |
| | GT \$10 | 6 | 12 | 0 | 0 | 0 | 18 |
| \$5-5999 | LT \$10 | 108 | 11 | 0 | 16 | 0 | 135 |
| | \$100-12 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$12 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$6-6999 | LT \$12 | 43 | 5 | 0 | 0 | 0 | 48 |
| | \$120-14 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$14 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$7-7999 | LT \$14 | 59 | 16 | 0 | 0 | 6 | 81 |
| | GT \$14 | 0 | 0 | 0 | 0 | 0 | 0 |
| \$8-8999 | LT \$15 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$15 | 32 | 5 | 0 | 12 | 0 | 49 |
| \$9-9999 | LT \$15 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$15 | 10 | 11 | 0 | 0 | 0 | 21 |
| GT10000 | LT \$15 | 0 | 0 | 0 | 0 | 0 | 0 |
| | GT \$15 | 55 | 5 | 0 | 5 | 12 | 77 |
| TOTAL | | 1323 | 130 | 0 | 49 | 24 | 1526 |

| | -----INCOME----- | | | | | |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | TOTAL |
| WHITE | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 1234 | 385 | 115 | 31 | 5 | 1770 |
| 2 PERS - NO CH | 147 | 122 | 107 | 70 | 15 | 461 |
| 3+PERS - NO CH | 0 | 20 | 0 | 5 | 10 | 35 |
| 2-4PERS - W/CH | 41 | 10 | 0 | 0 | 0 | 51 |
| 5+ PERS - W/CH | 5 | 5 | 0 | 0 | 0 | 10 |
| TOTAL | 1427 | 542 | 222 | 106 | 30 | 2327 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 3011 | 1563 | 423 | 208 | 88 | 5293 |
| 2 PERS - NO CH | 251 | 299 | 218 | 236 | 56 | 1060 |
| 3+PERS - NO CH | 0 | 5 | 10 | 10 | 5 | 30 |
| 2-4PERS - W/CH | 71 | 5 | 5 | 11 | 0 | 92 |
| 5+ PERS - W/CH | 0 | 5 | 5 | 0 | 0 | 10 |
| TOTAL | 3333 | 1877 | 661 | 465 | 149 | 6485 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 3797 | 690 | 281 | 214 | 80 | 5062 |
| 2 PERS - NO CH | 402 | 196 | 153 | 78 | 100 | 929 |
| 3+PERS - NO CH | 10 | 31 | 10 | 15 | 15 | 81 |
| 2-4PERS - W/CH | 5 | 27 | 5 | 10 | 0 | 47 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 4214 | 944 | 449 | 317 | 195 | 6119 |
| GRAND TOTAL | 8974 | 3363 | 1332 | 888 | 374 | 14931 |
| NEGRO | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 11 | 5 | 0 | 0 | 0 | 16 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 6 | 0 | 0 | 0 | 0 | 6 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 17 | 5 | 0 | 0 | 0 | 22 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 18 | 0 | 0 | 0 | 0 | 18 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 18 | 0 | 0 | 0 | 0 | 18 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 11 | 0 | 0 | 0 | 0 | 11 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 11 | 0 | 0 | 0 | 0 | 11 |
| GRAND TOTAL | 46 | 5 | 0 | 0 | 0 | 51 |



| | -----INCOME----- | | | | | |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | TOTAL |
| OTHER RACES | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 69 | 6 | 0 | 0 | 0 | 75 |
| 2 PERS - NO CH | 24 | 6 | 0 | 0 | 0 | 30 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 9 | 0 | 0 | 0 | 0 | 9 |
| TOTAL | 102 | 12 | 0 | 0 | 0 | 114 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 83 | 18 | 5 | 0 | 0 | 106 |
| 2 PERS - NO CH | 22 | 12 | 8 | 5 | 0 | 47 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 10 | 8 | 13 | 0 | 31 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 105 | 40 | 21 | 18 | 0 | 184 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 34 | 0 | 0 | 0 | 0 | 34 |
| 2 PERS - NO CH | 0 | 6 | 0 | 0 | 0 | 6 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 7 | 0 | 0 | 7 |
| TOTAL | 34 | 6 | 7 | 0 | 0 | 47 |
| GRAND TOTAL | 241 | 58 | 28 | 18 | 0 | 345 |
| TOTAL | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 1314 | 396 | 115 | 31 | 5 | 1861 |
| 2 PERS - NO CH | 171 | 128 | 107 | 70 | 15 | 491 |
| 3+PERS - NO CH | 0 | 20 | 0 | 5 | 10 | 35 |
| 2-4PERS - W/CH | 47 | 10 | 0 | 0 | 0 | 57 |
| 5+ PERS - W/CH | 14 | 5 | 0 | 0 | 0 | 19 |
| TOTAL | 1546 | 559 | 222 | 106 | 30 | 2463 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 3112 | 1581 | 428 | 208 | 88 | 5417 |
| 2 PERS - NO CH | 273 | 311 | 226 | 241 | 56 | 1107 |
| 3+PERS - NO CH | 0 | 5 | 10 | 10 | 5 | 30 |
| 2-4PERS - W/CH | 71 | 15 | 13 | 24 | 0 | 123 |
| 5+ PERS - W/CH | 0 | 5 | 5 | 0 | 0 | 10 |
| TOTAL | 3456 | 1917 | 682 | 483 | 149 | 6687 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 3842 | 690 | 281 | 214 | 80 | 5107 |
| 2 PERS - NO CH | 402 | 202 | 153 | 78 | 100 | 935 |
| 3+PERS - NO CH | 10 | 31 | 10 | 15 | 15 | 81 |
| 2-4PERS - W/CH | 5 | 27 | 5 | 10 | 0 | 47 |
| 5+ PERS - W/CH | 0 | 0 | 7 | 0 | 0 | 7 |
| TOTAL | 4259 | 950 | 456 | 317 | 195 | 6177 |
| GRAND TOTAL | 9261 | 3426 | 1360 | 906 | 374 | 15327 |

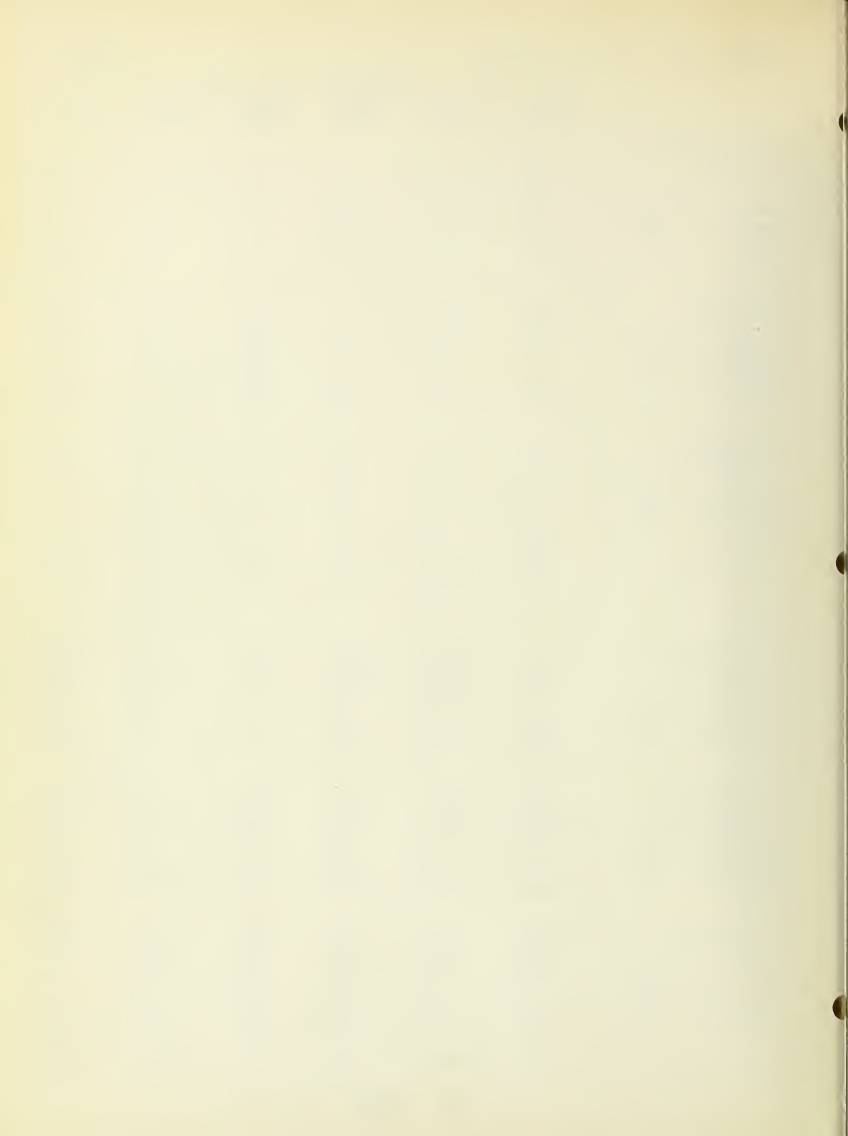


TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| | RENT | | | | | TOTAL |
|---------------|----------------|---------|---------|-----------|--------|-------|
| | LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | |
| CONDITION 1-2 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 0 | 5 | 10 | 10 | 25 |
| 3-4 ROOMS | 0 | 5 | 0 | 0 | 0 | 5 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 5 | 5 | 10 | 10 | 30 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 5 | 5 | 0 | 0 | 10 |
| 5+ ROOMS | 0 | 0 | 0 | 10 | 0 | 10 |
| TOTAL | 0 | 5 | 5 | 10 | 0 | 20 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 446 | 5693 | 3626 | 553 | 256 | 10574 |
| 3-4 ROOMS | 117 | 172 | 784 | 558 | 90 | 1721 |
| 5+ ROOMS | 15 | 0 | 5 | 28 | 10 | 58 |
| TOTAL | 578 | 5865 | 4415 | 1139 | 356 | 12353 |
| TOTAL | 578 | 5875 | 4425 | 1159 | 366 | 12403 |
| CONDITION 3 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 15 | 0 | 0 | 0 | 15 |
| 3-4 ROOMS | 5 | 0 | 0 | 0 | 0 | 5 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 5 | 15 | 0 | 0 | 0 | 20 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 1804 | 1896 | 454 | 67 | 5 | 4226 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 5 | 0 | 0 | 0 | 0 | 5 |
| TOTAL | 1809 | 1896 | 454 | 67 | 5 | 4231 |
| TOTAL | 1814 | 1911 | 454 | 67 | 5 | 4251 |

(NUMBER OF HOUSING UNITS)

| | RENT | | | | | TOTAL |
|---------------|----------------|---------|---------|-----------|--------|-------|
| | LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | |
| CONDITION 4 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 104 | 0 | 0 | 0 | 0 | 104 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 104 | 0 | 0 | 0 | 0 | 104 |
| TOTAL | 104 | 0 | 0 | 0 | 0 | 104 |
| TOTALS | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 0 | 5 | 10 | 10 | 25 |
| 3-4 ROOMS | 0 | 5 | 0 | 0 | 0 | 5 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 5 | 5 | 10 | 10 | 30 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 15 | 0 | 0 | 0 | 15 |
| 3-4 ROOMS | 5 | 5 | 5 | 0 | 0 | 15 |
| 5+ ROOMS | 0 | 0 | 0 | 10 | 0 | 10 |
| TOTAL | 5 | 20 | 5 | 10 | 0 | 40 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 2354 | 7569 | 4080 | 620 | 261 | 14904 |
| 3-4 ROOMS | 117 | 172 | 784 | 558 | 90 | 1721 |
| 5+ ROOMS | 20 | 0 | 5 | 28 | 10 | 63 |
| TOTAL | 2491 | 7761 | 4869 | 1206 | 361 | 16688 |
| TOTAL | 2496 | 7786 | 4879 | 1226 | 371 | 16758 |

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| | | -----VALUE----- | | | | | TOTAL |
|------------------------|-------|-----------------|--------------|--------------|--------------|---------------|---------------|
| | | \$0- 9999 | 10-14999 | 15-19999 | 20-24999 | 25000 + | |
| CONDITION 1-2 | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 13 | 13 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 13 | 13 |
| CONDITION 3 | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDITION 4 | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 13 | 13 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 13 | 13 |
| GRAND TOTAL | | 0 | 0 | 0 | 0 | 26 | 26 |

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE



TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

| | -----DATE OF CONSTRUCTION----- | | | | TOTAL |
|-----------------|--------------------------------|---------|---------|---------|-------|
| | PRIOR 1929 | 1930-39 | 1940-49 | 1950-59 | |
| CONDITION 1 + 2 | 12258 | 93 | 36 | 16 | 12403 |
| CONDITION 3 | 4246 | 5 | 0 | 0 | 4251 |
| CONDITION 4 | 104 | 0 | 0 | 0 | 104 |
| ALL CONDITIONS | 16608 | 98 | 36 | 16 | 16758 |

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

| | -----PERSONS PER ROOM----- | | | | TOTAL |
|-----------------|----------------------------|-----------|--------------|----|-------|
| | 0.50 OR LESS | 0.51-1.00 | 1.01 OR MORE | ** | |
| CONDITION 1 + 2 | 4728 | 6100 | 422 | 0 | 11250 |
| CONDITION 3 | 45 | 3541 | 112 | 0 | 3698 |
| CONDITION 4 | 0 | 82 | 0 | 0 | 82 |
| ALL CONDITIONS | 4773 | 9723 | 534 | 0 | 15030 |

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.



TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
 (CONDITION 3 OR 4)
 (NUMBER OF HOUSEHOLDS)

| | INCOME | | | | | TOTAL |
|----------------|---------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | |
| WHITE | | | | | | |
| 1 PERSON | 2786 | 529 | 127 | 67 | 15 | 3524 |
| 2 PERS - NO CH | 60 | 35 | 21 | 5 | 5 | 126 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 5 | 0 | 0 | 0 | 5 |
| TOTAL | 2846 | 569 | 148 | 72 | 20 | 3655 |
| NEGRO | | | | | | |
| 1 PERSON | 40 | 5 | 0 | 0 | 0 | 45 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 40 | 5 | 0 | 0 | 0 | 45 |
| OTHER RACES | | | | | | |
| 1 PERSON | 84 | 13 | 0 | 0 | 0 | 97 |
| 2 PERS - NO CH | 0 | 6 | 0 | 0 | 0 | 6 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 84 | 19 | 0 | 0 | 0 | 103 |
| ALL RACES | | | | | | |
| 1 PERSON | 2910 | 547 | 127 | 67 | 15 | 3666 |
| 2 PERS - NO CH | 60 | 41 | 21 | 5 | 5 | 132 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 5 | 0 | 0 | 0 | 5 |
| TOTAL | 2970 | 593 | 148 | 72 | 20 | 3803 |
| GRAND TOTAL | 5946 | 1166 | 296 | 144 | 40 | 7606 |

TABLE 7 RENT PAID BY INCOME
(NUMBER OF HOUSEHOLDS)

| INCOME | RENT | -----HOUSEHOLD SIZE - TYPE----- | | | | | TOTAL |
|----------|----------|---------------------------------|-------|--------|---------|--------|-------|
| | | 1 PERS | 2PERS | 3+PERS | 2-4PERS | 5+PERS | |
| | | | NO CH | NO CH | W/CH | W/CH | |
| \$0-1999 | LT \$ 4 | 999 | 35 | 0 | 0 | 0 | 1034 |
| | GT \$ 4 | 3076 | 207 | 0 | 52 | 0 | 3335 |
| \$2-2999 | LT \$ 4 | 381 | 21 | 0 | 5 | 0 | 407 |
| | \$ 40- 6 | 712 | 41 | 0 | 0 | 0 | 753 |
| | GT \$ 6 | 1000 | 182 | 0 | 20 | 14 | 1216 |
| \$3-3999 | LT \$ 6 | 779 | 56 | 5 | 0 | 0 | 840 |
| | \$ 60- 8 | 780 | 205 | 0 | 35 | 0 | 1020 |
| | GT \$ 8 | 463 | 86 | 5 | 11 | 0 | 565 |
| \$4-4999 | LT \$ 8 | 1317 | 211 | 10 | 20 | 10 | 1568 |
| | \$ 80-10 | 254 | 60 | 15 | 5 | 0 | 334 |
| | GT \$10 | 118 | 46 | 0 | 0 | 0 | 170 |
| \$5-5999 | LT \$10 | 891 | 253 | 10 | 10 | 0 | 1164 |
| | \$100-12 | 36 | 30 | 0 | 0 | 0 | 66 |
| | GT \$12 | 10 | 30 | 5 | 5 | 0 | 50 |
| \$6-6999 | LT \$12 | 504 | 226 | 0 | 10 | 0 | 740 |
| | \$120-14 | 24 | 7 | 0 | 0 | 0 | 31 |
| | GT \$14 | 42 | 13 | 0 | 0 | 0 | 55 |
| \$7-7999 | LT \$14 | 213 | 199 | 20 | 8 | 5 | 445 |
| | GT \$14 | 22 | 24 | 0 | 0 | 0 | 46 |
| \$8-8999 | LT \$15 | 11 | 0 | 0 | 0 | 0 | 11 |
| | GT \$15 | 160 | 113 | 15 | 0 | 0 | 288 |
| \$9-9999 | LT \$15 | 0 | 0 | 5 | 0 | 0 | 5 |
| | GT \$15 | 96 | 117 | 5 | 0 | 0 | 218 |
| GT10000 | LT \$15 | 46 | 41 | 5 | 0 | 0 | 92 |
| | GT \$15 | 277 | 255 | 30 | 15 | 0 | 577 |
| TOTAL | | 12211 | 2458 | 136 | 196 | 29 | 15030 |

| | INCOME | | | | | TOTAL |
|----------------|---------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | |
| WHITE | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 306 | 138 | 42 | 5 | 0 | 491 |
| 2 PERS - NO CH | 65 | 40 | 33 | 25 | 0 | 163 |
| 3+PERS - NO CH | 5 | 0 | 5 | 0 | 0 | 10 |
| 2-4PERS - W/CH | 20 | 15 | 5 | 0 | 0 | 40 |
| 5+ PERS - W/CH | 5 | 0 | 0 | 0 | 0 | 5 |
| TOTAL | 401 | 193 | 85 | 30 | 0 | 709 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 975 | 478 | 134 | 70 | 43 | 1700 |
| 2 PERS - NO CH | 123 | 137 | 70 | 86 | 20 | 436 |
| 3+PERS - NO CH | 0 | 5 | 5 | 10 | 11 | 31 |
| 2-4PERS - W/CH | 25 | 20 | 0 | 5 | 0 | 50 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 1123 | 640 | 209 | 171 | 74 | 2217 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 1389 | 170 | 41 | 26 | 10 | 1636 |
| 2 PERS - NO CH | 191 | 97 | 62 | 35 | 5 | 390 |
| 3+PERS - NO CH | 5 | 6 | 0 | 10 | 0 | 21 |
| 2-4PERS - W/CH | 5 | 0 | 0 | 0 | 0 | 5 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 1590 | 273 | 103 | 71 | 15 | 2052 |
| GRAND TOTAL | 3114 | 1106 | 397 | 272 | 89 | 4978 |
| NEGRO | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 PERS - NO CH | 0 | 0 | 9 | 0 | 0 | 9 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 9 | 0 | 0 | 9 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TOTAL | 0 | 0 | 9 | 0 | 0 | 9 |

| | -----INCOME----- | | | | | |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | TOTAL |
| OTHER RACES | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 8 | 0 | 8 |
| 5+ PERS - W/CH | 0 | 8 | 0 | 0 | 0 | 8 |
| TOTAL | 0 | 8 | 0 | 8 | 0 | 16 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 0 | 24 | 0 | 0 | 0 | 24 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 9 | 0 | 0 | 0 | 0 | 9 |
| 2-4PERS - W/CH | 0 | 0 | 9 | 0 | 0 | 9 |
| 5+ PERS - W/CH | 8 | 0 | 0 | 0 | 0 | 8 |
| TOTAL | 17 | 24 | 9 | 0 | 0 | 50 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TOTAL | 17 | 32 | 9 | 8 | 0 | 66 |
| TOTAL | | | | | | |
| HEAD UNDER 35 | | | | | | |
| 1 PERSON | 306 | 138 | 42 | 5 | 0 | 491 |
| 2 PERS - NO CH | 65 | 40 | 42 | 25 | 0 | 172 |
| 3+PERS - NO CH | 5 | 0 | 5 | 0 | 0 | 10 |
| 2-4PERS - W/CH | 20 | 15 | 5 | 8 | 0 | 48 |
| 5+ PERS - W/CH | 5 | 8 | 0 | 0 | 0 | 13 |
| TOTAL | 401 | 201 | 94 | 38 | 0 | 734 |
| HEAD 35-59 | | | | | | |
| 1 PERSON | 975 | 502 | 134 | 70 | 43 | 1724 |
| 2 PERS - NO CH | 123 | 137 | 70 | 86 | 20 | 436 |
| 3+PERS - NO CH | 9 | 5 | 5 | 10 | 11 | 40 |
| 2-4PERS - W/CH | 25 | 20 | 9 | 5 | 0 | 59 |
| 5+ PERS - W/CH | 8 | 0 | 0 | 0 | 0 | 8 |
| TOTAL | 1140 | 664 | 218 | 171 | 74 | 2267 |
| HEAD OVER 60 | | | | | | |
| 1 PERSON | 1389 | 170 | 41 | 26 | 10 | 1636 |
| 2 PERS - NO CH | 191 | 97 | 62 | 35 | 5 | 390 |
| 3+PERS - NO CH | 5 | 6 | 0 | 10 | 0 | 21 |
| 2-4PERS - W/CH | 5 | 0 | 0 | 0 | 0 | 5 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 1590 | 273 | 103 | 71 | 15 | 2052 |
| GRAND TOTAL | 3131 | 1138 | 415 | 280 | 89 | 5053 |

TABLE 2 RENTAL HOUSING STOCK COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| ----- RENT ----- | | | | | | TOTAL |
|------------------|---------|---------|-----------|--------|----|-------|
| LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | | |
| CONDITION 1-2 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 0 | 88 | 15 | 5 | 0 | 108 |
| 3-4 ROOMS | 0 | 18 | 0 | 0 | 6 | 24 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 106 | 15 | 5 | 6 | 132 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 0 | 5 | 0 | 0 | 5 |
| 3-4 ROOMS | 0 | 14 | 30 | 0 | 0 | 44 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 14 | 35 | 0 | 0 | 49 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 212 | 2291 | 649 | 20 | 0 | 3172 |
| 3-4 ROOMS | 25 | 191 | 356 | 30 | 36 | 638 |
| 5+ ROOMS | 0 | 5 | 0 | 4 | 5 | 14 |
| TOTAL | 237 | 2487 | 1005 | 54 | 41 | 3824 |
| TOTAL | 237 | 2607 | 1055 | 59 | 47 | 4005 |
| CONDITION 3 | | | | | | |
| SINGLE FAMILY | | | | | | |
| 1-2 ROOMS | 9 | 0 | 0 | 0 | 0 | 9 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 9 | 0 | 0 | 0 | 0 | 9 |
| 2-4 UNITS | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ UNITS | | | | | | |
| 1-2 ROOMS | 783 | 453 | 11 | 0 | 0 | 1247 |
| 3-4 ROOMS | 0 | 11 | 15 | 0 | 0 | 26 |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 783 | 464 | 26 | 0 | 0 | 1273 |
| TOTAL | 792 | 464 | 26 | 0 | 0 | 1282 |

(NUMBER OF HOUSING UNITS)

| | | RENT | | | | | TOTAL |
|---------------|------|----------------|---------|---------|-----------|--------|-------|
| | | LESS THAN \$40 | \$40-69 | \$70-99 | \$100-149 | \$150+ | |
| CONDITION 4 | | | | | | | |
| SINGLE FAMILY | | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 | |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 | |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | |
| 2-4 UNITS | | | | | | | |
| 1-2 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 | |
| 3-4 ROOMS | 0 | 0 | 0 | 0 | 0 | 0 | |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 | |
| 5+ UNITS | | | | | | | |
| 1-2 ROOMS | 50 | 30 | 0 | 0 | 0 | 80 | |
| 3-4 ROOMS | 5 | 0 | 0 | 0 | 0 | 5 | |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOTAL | 55 | 30 | 0 | 0 | 0 | 85 | |
| TOTAL | 55 | 30 | 0 | 0 | 0 | 85 | |
| TOTALS | | | | | | | |
| SINGLE FAMILY | | | | | | | |
| 1-2 ROOMS | 9 | 88 | 15 | 5 | 0 | 117 | |
| 3-4 ROOMS | 0 | 18 | 0 | 0 | 6 | 24 | |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOTAL | 9 | 106 | 15 | 5 | 6 | 141 | |
| 2-4 UNITS | | | | | | | |
| 1-2 ROOMS | 0 | 0 | 5 | 0 | 0 | 5 | |
| 3-4 ROOMS | 0 | 14 | 30 | 0 | 0 | 44 | |
| 5+ ROOMS | 0 | 0 | 0 | 0 | 0 | 0 | |
| TOTAL | 0 | 14 | 35 | 0 | 0 | 49 | |
| 5+ UNITS | | | | | | | |
| 1-2 ROOMS | 1045 | 2774 | 660 | 20 | 0 | 4499 | |
| 3-4 ROOMS | 30 | 202 | 371 | 30 | 36 | 669 | |
| 5+ ROOMS | 0 | 5 | 0 | 4 | 5 | 14 | |
| TOTAL | 1075 | 2981 | 1031 | 54 | 41 | 5182 | |
| TOTAL | 1084 | 3101 | 1081 | 59 | 47 | 5372 | |

TABLE 3 OWNER OCCUPIED SINGLE FAMILY HOME COMPOSITION 1960
(NUMBER OF HOUSING UNITS)

| | | -----VALUE----- | | | | | TOTAL |
|---------------|-------|-----------------|----------|----------|----------|---------|-------|
| | | \$0- 9999 | 10-14999 | 15-19999 | 20-24999 | 25000 + | |
| CONDITION 1-2 | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDITION 3 | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| CONDITION 4 | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | | | | | | | |
| 1-2 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 3-4 | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ | ROOMS | 0 | 0 | 0 | 0 | 0 | 0 |
| | TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| GRAND TOTAL | | 0 | 0 | 0 | 0 | 0 | 0 |

** DOES NOT INCLUDE SINGLE FAMILY COMBINED WITH COMMERCIAL USE

TABLE 4 RENTAL HOUSING UNITS
CONDITION BY AGE
(NUMBER OF HOUSING UNITS)

| | -----DATE OF CONSTRUCTION----- | | | | TOTAL |
|-----------------|--------------------------------|---------|---------|---------|-------|
| | PRIOR 1929 | 1930-39 | 1940-49 | 1950-59 | |
| CONDITION 1 + 2 | 3874 | 116 | 0 | 15 | 4005 |
| CONDITION 3 | 1267 | 0 | 0 | 15 | 1282 |
| CONDITION 4 | 85 | 0 | 0 | 0 | 85 |
| ALL CONDITIONS | 5226 | 116 | 0 | 30 | 5372 |

TABLE 5 RENTAL HOUSING UNITS
CONDITION BY CROWDING

| | -----PERSONS PER ROOM----- | | | | TOTAL |
|-----------------|----------------------------|-----------|--------------|----|-------|
| | 0.50 OR LESS | 0.51-1.00 | 1.01 OR MORE | ** | |
| CONDITION 1 + 2 | 1794 | 1813 | 167 | 0 | 3774 |
| CONDITION 3 | 86 | 1001 | 41 | 0 | 1128 |
| CONDITION 4 | 0 | 80 | 0 | 0 | 80 |
| ALL CONDITIONS | 1880 | 2894 | 208 | 0 | 4982 |

** = INDETERMINATE, 6+PEOPLE, 7+ROOMS.

TABLE 6 OCCUPANTS OF SUBSTANDARD HOUSING
(CONDITION 3 OR 4)
(NUMBER OF HOUSEHOLDS)

| | -----INCOME----- | | | | | |
|----------------|------------------|-----------------|-----------------|------------------|-----------------|-------|
| | \$ 0 -3999 | \$4000 -5999 | \$6000 -7999 | \$8000 -11999 | \$12000 OVER | TOTAL |
| WHITE | | | | | | |
| 1 PERSON | 875 | 167 | 46 | 20 | 5 | 1113 |
| 2 PERS - NO CH | 66 | 15 | 6 | 5 | 0 | 92 |
| 3+PERS - NO CH | 0 | 0 | 0 | 5 | 0 | 5 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 941 | 182 | 52 | 30 | 5 | 1210 |
| NEGRO | | | | | | |
| 1 PERSON | 0 | 0 | 0 | 0 | 0 | 0 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 0 | 0 | 0 | 0 | 0 |
| OTHER RACES | | | | | | |
| 1 PERSON | 0 | 8 | 0 | 0 | 0 | 8 |
| 2 PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 3+PERS - NO CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 0 | 8 | 0 | 0 | 0 | 8 |
| ALL RACES | | | | | | |
| 1 PERSON | 875 | 175 | 46 | 20 | 5 | 1121 |
| 2 PERS - NO CH | 66 | 15 | 6 | 5 | 0 | 92 |
| 3+PERS - NO CH | 0 | 0 | 0 | 5 | 0 | 5 |
| 2-4PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| 5+ PERS - W/CH | 0 | 0 | 0 | 0 | 0 | 0 |
| TOTAL | 941 | 190 | 52 | 30 | 5 | 1218 |
| GRAND TOTAL | 1882 | 380 | 104 | 60 | 10 | 2436 |

SECTION 3

SOCIAL AND PHYSICAL PROBLEM PROFILES , BY CENSUS TRACT

In order to stratify the various parts of the City according to the relative urgency of their renewal problems, a series of Census Tract "profiles" were developed. These profiles consist of two sets of graphs per Census Tract: one relating to social problems and the other relating to physical problems. The indicators used for the profiles were derived from a variety of sources. They were selected if they provided an especially good measure either of a recognized problem or of some characteristic which could intensify problems under certain conditions. A very low median income, for example, is clearly a problem indicator. An indicator such as "a high percentage of persons who recently moved", on the other hand, is not a problem per se but could indicate a degree of instability that might make other problems more difficult to solve.

Arthur D. Little, Inc.

Construction of the Profiles

The profiles were developed by very simple mathematic and graphic procedures. Scores for each variable were computed for each Tract, and plotted on scales defined by two points: 1) the "highest problem Tract score", e.g., the Tract score indicating the highest percentage of families earning less than \$3,000 per year, or the Tract score indicating the lowest median family income; and 2) the comparable score for San Francisco as a whole. Using these two points for each variable, all scales could be equalized in length and presented on the same graph.

These profiles were developed for purposes of general graphic scanning and sorting of high-problem vs. low-problem areas in the CRP study. By noting the average distance of any Tract's profile above the San Francisco scores, one can quickly see how "well-off" the Tract is in comparison to others. The profiles can be easily misinterpreted, however, if used for more detailed purposes. The scales have not been equalized on the basis of standard deviations - that is, within any one profile comparisons of the relative positions between variables have no meaning.

Full titles, data and sources for each variable on the profiles are shown on the tables which follow.

Arthur D. Little, Inc.

Components of the Social Problem Profiles

| Variable | San Francisco Score | Highest Problem Score | Lowest Problem Score |
|---|------------------------|-----------------------------|----------------------------|
| 1a. Per Cent of Families Earning Less Than \$3,000 in 1959 (1) | 13.4 | 42.2 | 2.2 |
| 1b. Median Family Income, 1959 (1) | 6,716 | 3,459 | 18,281 |
| 1c. Per Cent of Male Labor Force Unemployed, 1960 (1) | 6.7 | 19.4 | 0 |
| 1d. Per Cent of Female Labor Force Unemployed, 1960 (1) | 5.4 | 16.8 | 0.7 |
| 2a. Per Cent of Persons Over 25 Who had not Completed 4 Years of High School, 1960 (1) | 49.0 | 91.69 | 19.9 |
| 2b. Median Years of Education, 1960 (1) | 12.0 | 0.9 | 14.0 |
| 2c. Per Cent of Total Popula- tion that is Non-White, 1960 (1) | 18.4 | 99.5 | 0.1 |
| 2d. Per Cent of Total Popula- tion that is Over 65 Years of Age, 1960 (1) | 12.6 | 33.6 | 3.0 |
| 3a. Number of Old Age Assist- ance Recipients, 1962 per 1000 1960 Population (2) | 16.0 | 79.0 | 1.0 |
| 3b. New Tuberculosis Cases, 1960, per 1000 1960 Popu- lation (3) | 0.8 | 4.0 | 0 |
| 3c. Number of Infant Deaths per 1000 Births, 1963 (3) | 25 | 91.0 | 0 |
| 4a. Criminal Offences Committed in 1960 per 1000 Popula- tion, 1960 (5) | 68 | 280 | 40 |

Arthur D. Little, Inc.

| Variable | San Francisco Score | Highest Problem Score | Lowest Problem Score |
|--|------------------------|-----------------------------|----------------------------|
| 4b. Juvenile Court Cases, 1960 per 1000 Persons 8-18 Years of Age, 1960 (4) | 55 | 165 | 3 |
| 4c. Suicides 1960 per 1000 Population, 1960 (5) | 0.3 | 1.5 | 0 |
| 5a. Per Cent of 1960 Popula- tion Moved to 1960 Home Since 1955 (1) | 54.7 | 75.9 | 26.8 |
| 5b. Per Cent of Total Housing Units that were Rented, 1960 (1) | 61.0 | 99.59 | 2.64 |
| 5c. Per Cent of Total House- holds that were Primary Families, 1960 (1) | 61.64 | 9.04 | 94.58 |
| 5d. Per Cent Change in Number of Families, 1950-1960 (1) & (6) | -10.1 | -71.30 | +712.30 |

Components of the Physical Problem Profile

| Variable | San Francisco Score | Highest Problem Score | Lowest Problem Score |
|---|------------------------|-----------------------------|----------------------------|
| 1a. Per Cent of Housing Units that were Dilapidated, 1960 (1) | 1.71 | 58.93 | 0 |
| 1b. Per Cent of Housing Units that were Substandard, 1960 (Dilapidated, Deteriorating and/or Missing any Plumbing Facilities) (1) | 17.50 | 95.40 | 0.20 |

Arthur D. Little, Inc.

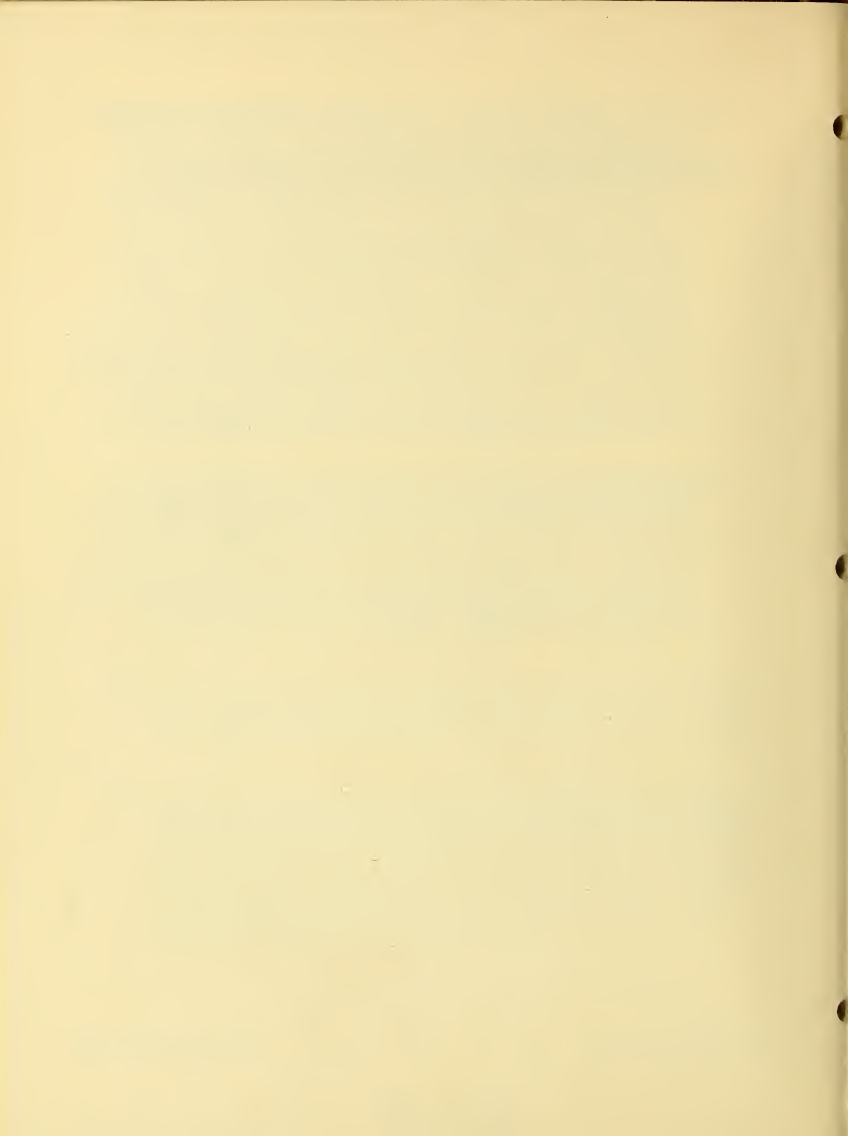
| Variable | San Francisco Score | Highest Problem Score | Lowest Problem Score |
|--|------------------------|-----------------------------|----------------------------|
| 1c. Per Cent of Housing Units that were 20 Years of Age or More, 1960 (1) | 80.39 | 100 | 0.9 |
| 1d. Lot Size and Shape Penal- ty Score, 1956 (7) | 4.75 | 8.50 | 0 |
| 1e. Per Cent of Housing Units that were Occupied by 1.01 Persons or More per Room, 1960 (1) | 6.53 | 32.05 | 0.43 |
| 1f. Per Cent of Housing Units with no Bathroom or Shared Bathroom, 1960 (1) | 12.45 | 93.12 | 0 |
| 1g. Per Cent of Total Housing Units that were Vacant, 1960 (1) | 5.98 | 27.32 | 0 |
| 2a. Non-Conforming Use Penalty Score, 1964 (8) | .74 | 11.23 | 0 |
| 2b. Block Size and Shape Penal- ty Score, 1956 (7) | 2.77 | 6.50 | 0 |
| 2c. Street Layout Penalty Score, 1956 (7) | 2.26 | 5.0 | 0 |
| 2d. Traffic Penalty Score, 1964 (9) | 0.34 | 2.83 | 0 |
| 2e. Facility Deficiencies Score - Protective Functions, 1965 (10) | 1.68 | 3.50 | 0.80 |
| 2f. Facility Deficiencies Score - Recreation, Library, 1965 (10) | 1.81 | 4.00 | 0.30 |
| 2g. Facility Deficiencies Score - Education, 1965 (10) | 1.77 | 2.80 | 0.40 |
| 3a. Improvement Activity Level, 1962-1964 (11) | 1.42 | 0 | 6.50 |
| 3b. Construction Activity Level, 1962-1964 (11) | 2.83 | 0 | 32.09 |

Arthur D. Little, Inc.

Sources and Detailed Definitions

- (1) U.S. Department of Commerce, Bureau of the Census, Census Tracts, San Francisco-Oakland, California, Standard Metropolitan Statistical Area, Final Report PHC (1)-137, U.S. Census of Population and Housing, 1960.
- (2) Data obtained from the United Community Fund of San Francisco.
- (3) Data obtained from the San Francisco Department of Public Health.
- (4) Social Planning Department, United Community Fund of San Francisco, Juvenile Delinquents in San Francisco 1960, 1964.
- (5) San Francisco Police Department, Annual Report, 1960.
- (6) U.S. Department of Commerce, Bureau of the Census, Census Tract Statistics, San Francisco-Oakland, California and Adjacent Area, 1950 Population Census Report, Volume III, Chapter 49, United States Census of Population, 1950.
- (7) Penalty scores and rating systems were developed by Francis H. Hendricks in 1956, and are defined in his "The Measurement of Housing Quality for Urban Renewal", (unpublished Master's Thesis, University of California, Berkeley, 1958).
- (8) Derived from Zoning Division, San Francisco Department of City Planning, Non-Conforming Use Study, 1965. This measure is equal to the total number of non-conforming uses in any Census Tract per 100 housing units in that Tract in 1960.
- (9) Traffic penalty scores were derived from Inventory of Street Deficiencies (Projected to 1974) in the City and County of San Francisco, April 1964, prepared for the Department of Public Works of the State of California by the Road Commissioner, City and County of San Francisco. This publication describes the number of miles of deficient streets that either exist now or are likely to come into being before 1974, according to capacity, structural and other standards. The penalty score used in our profiles is simply defined as the total number of deficient miles in a Census Tract.

- (10) Public Facility Deficiency scores (Items 2e., 2f., and 2g. on the Physical Problem Profile) were developed for the CRP by a special procedure. In this procedure a five-man team, drawn from the staffs of the Department of City Planning, the Department of Public Works and Arthur D. Little, Inc., rated the public facilities existing in each Census Tract as of January 1965. After group discussions concerning each Tract, all team members independently rated each type of facility on a 5-point scale. A score of "0" was defined to mean "no indication of any deficiency". A score of "5" was defined to mean "severe deficiencies exist which demand highest priority attention". Deficiencies were defined broadly to include structural deterioration as well as inadequate capacity and inadequate service area coverage. Individual scores were averaged to derive the final group score. ("Protective Facilities" - Item 2e. - include police stations, fire stations and health centers.) It should be noted that no special surveys or measurements of deterioration were undertaken as a part of this process. The results must, therefore, be interpreted as preliminary problem identifications and not as definitive measures of need for improvement.
- (11) Items 3a. and 3b. were derived from a special CRP sample survey of building permit applications. Item 3a. concerns applications for improvements to existing structures and 3b. concerns new construction. The specific measure used on the profile was the number of housing units to be either improved or construction in a Census Tract - according to the sample applications - per 100 1960 housing units in that Tract. The procedure employed in the survey and the survey data applicable to this Programming Area are described in detail in Section 6 of this report.



SOCIAL PROBLEM PROFILE DATA
by Census Tract

Programming Area - 2

| | A-16 | A-17 | A-18 | A-20 | A-21 | A-22 | A-23 |
|---|--------|--------|--------|--------|--------|--------|--------|
| 1a. % Families, Income Less Than \$3000/yr. | 14.3 | 10.0 | 21.2 | 22.4 | 18.0 | 28.2 | 24.9 |
| 1b. Median Family Income | * | * | 5880 | 4972 | 5017 | 4522 | 4699 |
| 1c. % Male Labor Force, Unemployed | 15.5 | 7.5 | 5.2 | 6.8 | 12.2 | 18.1 | 11.5 |
| 1d. % Female Labor Force, Unemployed | 0 | 4.7 | 3.3 | 4.6 | 6.4 | 11.4 | 7.9 |
| 2a. % Persons Over 25, Less Than HS Education | 74.4 | 46.4 | 32.0 | 48.4 | 45.9 | 60.8 | 53.9 |
| 2b. Median Years Education | 7.7 | 12.1 | 12.6 | 12.1 | 12.1 | 10.7 | 11.4 |
| 2c. % Population, Non-White | 61.7 | 19.3 | 2.7 | 2.4 | 1.9 | 4.1 | 3.1 |
| 2d. % Population, Over 65 | 14.0 | 18.50 | 23.4 | 23.6 | 33.6 | 22.4 | 25.8 |
| 3a. OAA Recipients/1000 Persons | 35 | 33 | 19 | 37 | 60 | 66 | 62 |
| 3b. New Tuberculosis Cases/1000 Persons | 3.5 | 2.6 | .6 | .2 | .5 | 1.4 | 1.2 |
| 3c. Infant Mortality/1000 Births | 0 | 71 | 32 | 0 | 50 | 81 | 26 |
| 4a. Criminal Offences Committed/1000 Persons | 64 | 64 | 64 | 139 | 64 | 64 | 139 |
| 4b. Juvenile Court Cases/1000, 8-18 yrs. | 54 | 79 | 50 | 48 | 82 | 20 | 16 |
| 4c. Suicides/1000 Persons | 1.0 | .5 | .8 | .9 | .8 | .8 | 1.0 |
| 4d. AFDC Recipients/100 Families | 1.7 | 0 | .44 | 0 | 0 | 1.23 | .51 |
| 5a. % 1960 Population, Moved Since 1955 | 49.5 | 60.7 | 62.7 | 68.0 | 65.4 | 75.9 | 66.1 |
| 5b. % Housing Units, Rented | 99.04 | 99.41 | 97.84 | 97.71 | 99.08 | 99.59 | 98.08 |
| 5c. % Households, Primary Families | 10.85 | 11.91 | 14.96 | 24.23 | 12.35 | 15.86 | 17.20 |
| 5d. % Change, Number of Families, 1950 - 1960 | -61.61 | -64.95 | -48.54 | -39.34 | -29.33 | -21.92 | -31.90 |

* No Data

Arthur D. Little, Inc.



PHYSICAL PROBLEM PROFILE DATA
by Census Tract

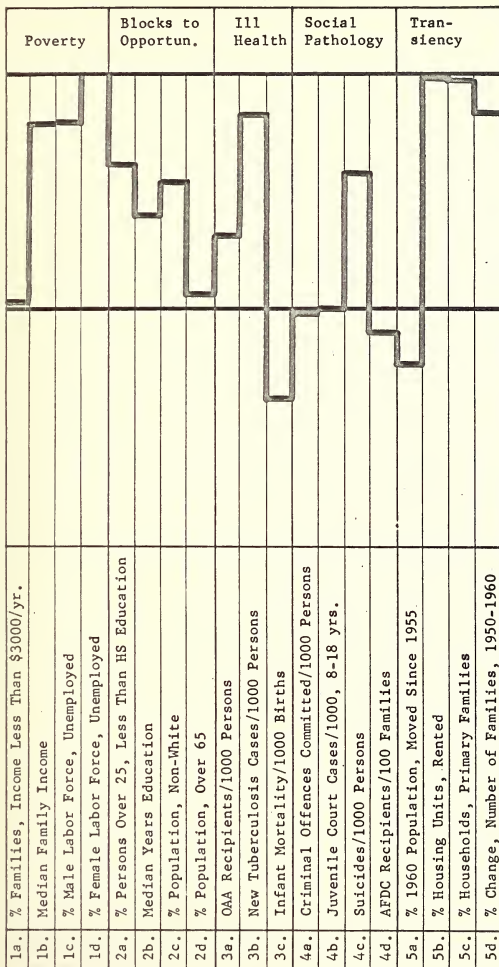
Programming Area 2

| | A-16 | A-17 | A-18 | A-20 | A-21 | A-22 | A-23 | |
|--|--------|-------|-------|-------|-------|-------|-------|--|
| 1a. % Housing Units, Dilapidated | 3.53 | 0 | 0 | .02 | 0 | .04 | 0 | |
| 1b. % Housing Units, Substandard | 95.40 | 48.40 | 13.00 | 10.00 | 31.10 | 38.70 | 40.40 | |
| 1c. % Housing Units, 20 Yrs. Old or More | 100.00 | 99.4 | 100 | 99.8 | 99.8 | 99.5 | 99.1 | |
| 1d. Lot Size and Shape Penalty | 0 | 0 | 3 | 4 | 6 | 8.5 | 7 | |
| 1e. % Housing Units, 1.01 Persons/Room or More | 5.64 | 4.42 | 1.78 | 2.99 | 3.68 | 6.33 | 3.61 | |
| 1f. % Housing Units, Shared or No Bath | 93.12 | 47.70 | 12.82 | 9.78 | 28.26 | 38.06 | 36.86 | |
| 1g. % Housing Units, Vacant | 27.32 | 20.85 | 8.92 | 5.15 | 16.02 | 16.03 | 11.00 | |
| 2a. Non-Conforming Use Penalty | .13 | .05 | 0 | 0 | 0 | 0 | 0 | |
| 2b. Block Size and Shape Penalty | 6.5 | 3 | 2.5 | 4 | 3.5 | 0 | 3 | |
| 2c. Street Layout Penalty | 0 | 2 | 3 | 0 | 0 | 0 | 0 | |
| 2d. Traffic Penalty | .97 | .18 | 1.02 | 0 | .33 | .82 | 2.09 | |
| 2e. Facility Deficiencies-Protective Functions | 2.0 | 2.0 | 1.7 | 1.8 | 1.8 | 1.7 | 1.7 | |
| 2f. Facility Deficiencies-Recreation, Library | 2.4 | 1.2 | 2.5 | 2.5 | 2.5 | 2.5 | 2.0 | |
| 2g. Facility Deficiencies - Education | 2.1 | 2.1 | 2.3 | 2.3 | 2.2 | 2.5 | 2.3 | |
| 3a. Improvement Activity Level | 0 | 1.54 | 1.60 | 2.89 | 1.08 | .62 | 0 | |
| 3b. Construction Activity Level | 12.62 | .31 | 0 | 0 | 0 | 0 | 0 | |

Arthur D. Little, Inc.



SOCIAL PROBLEM PROFILE



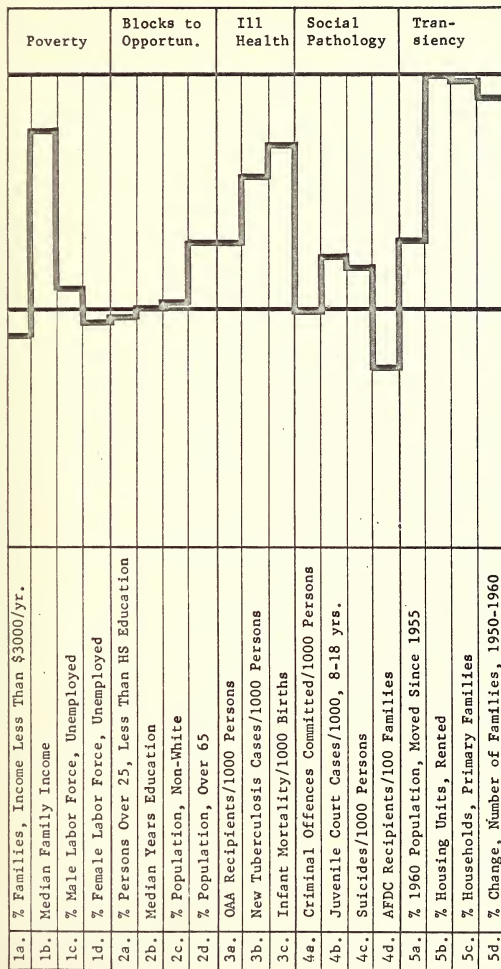
CENSUS TRACT A-16

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE



CENSUS TRACT A-17

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE

SOCIAL PROBLEM PROFILE

| | Poverty | Blocks to Opportun. | Ill Health | Social Pathology | Transiency |
|---|---------|---------------------|------------|------------------|------------|
| 1a. % Families, Income Less Than \$3000/yr. | | | | | |
| 1b. Median Family Income | | | | | |
| 1c. % Male Labor Force, Unemployed | | | | | |
| 1d. % Female Labor Force, Unemployed | | | | | |
| 2a. % Persons Over 25, Less Than HS Education | | | | | |
| 2b. Median Years Education | | | | | |
| 2c. % Population, Non-White | | | | | |
| 2d. % Population, Over 65 | | | | | |
| 3a. OAA Recipients/1000 Persons | | | | | |
| 3b. New Tuberculosis Cases/1000 Persons | | | | | |
| 3c. Infant Mortality/1000 Births | | | | | |
| 4a. Criminal Offences Committed/1000 Persons | | | | | |
| 4b. Juvenile Court Cases/1000, 8-18 yrs. | | | | | |
| 4c. Suicides/1000 Persons | | | | | |
| 4d. AFDC Recipients/100 Families | | | | | |
| 5a. % 1960 Population, Moved Since 1955 | | | | | |
| 5b. % Housing Units, Rented | | | | | |
| 5c. % Households, Primary Families | | | | | |
| 5d. % Change, Number of Families, 1950-1960 | | | | | |

CENSUS TRACT A-18

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



SOCIAL PROBLEM PROFILE

| | Poverty | Blocks to Opportun. | Ill Health | Social Pathology | Transiency |
|---|---------|---------------------|------------|------------------|------------|
| 1a. % Families, Income Less Than \$3000/yr. | | | | | |
| 1b. Median Family Income | | | | | |
| 1c. % Male Labor Force, Unemployed | | | | | |
| 1d. % Female Labor Force, Unemployed | | | | | |
| 2a. % Persons Over 25, Less Than HS Education | | | | | |
| 2b. Median Years Education | | | | | |
| 2c. % Population, Non-White | | | | | |
| 2d. % Population, Over 65 | | | | | |
| 3a. OAA Recipients/1000 Persons | | | | | |
| 3b. New Tuberculosis Cases/1000 Persons | | | | | |
| 3c. Infant Mortality/1000 Births | | | | | |
| 4a. Criminal Offences Committed/1000 Persons | | | | | |
| 4b. Juvenile Court Cases/1000, 8-18 yrs. | | | | | |
| 4c. Suicides/1000 Persons | | | | | |
| 4d. AFDC Recipients/100 Families | | | | | |
| 5a. % 1960 Population, Moved Since 1955 | | | | | |
| 5b. % Housing Units, Rented | | | | | |
| 5c. % Households, Primary Families | | | | | |
| 5d. % Change, Number of Families, 1950-1960 | | | | | |

CENSUS TRACT A-20

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



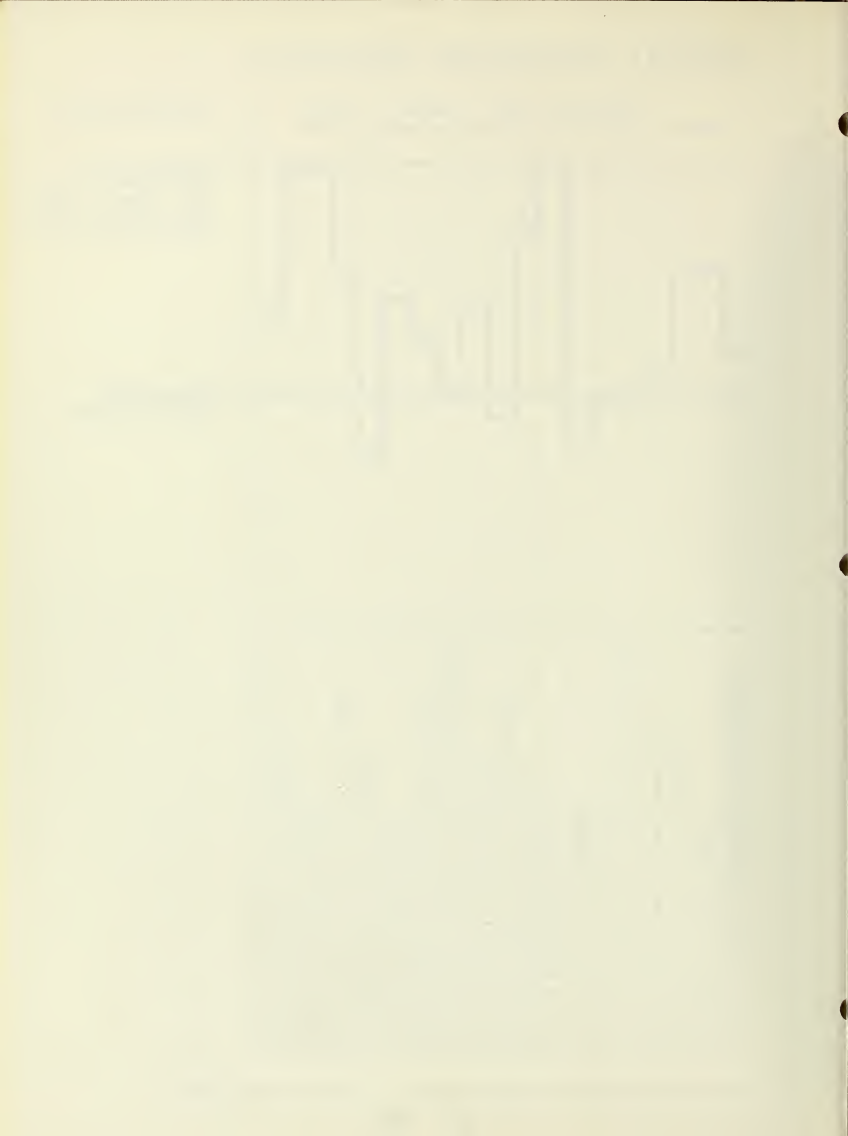
SOCIAL PROBLEM PROFILE

| | Poverty | Blocks to Opportun. | Ill Health | Social Pathology | Transiency |
|---|---------|---------------------|------------|------------------|------------|
| 1a. % Families, Income Less Than \$3000/yr. | | | | | |
| 1b. Median Family Income | | | | | |
| 1c. % Male Labor Force, Unemployed | | | | | |
| 1d. % Female Labor Force, Unemployed | | | | | |
| 2a. % Persons Over 25, Less Than HS Education | | | | | |
| 2b. Median Years Education | | | | | |
| 2c. % Population, Non-White | | | | | |
| 2d. % Population, Over 65 | | | | | |
| 3a. OAA Recipients/1000 Persons | | | | | |
| 3b. New Tuberculosis Cases/1000 Persons | | | | | |
| 3c. Infant Mortality/1000 Births | | | | | |
| 4a. Criminal Offences Committed/1000 Persons | | | | | |
| 4b. Juvenile Court Cases/1000, 8-18 yrs. | | | | | |
| 4c. Suicides/1000 Persons | | | | | |
| 4d. AFDC Recipients/100 Families | | | | | |
| 5a. % 1960 Population, Moved Since 1955 | | | | | |
| 5b. % Housing Units, Rented | | | | | |
| 5c. % Households, Primary Families | | | | | |
| 5d. % Change, Number of Families, 1950-1960 | | | | | |

CENSUS TRACT A-21

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



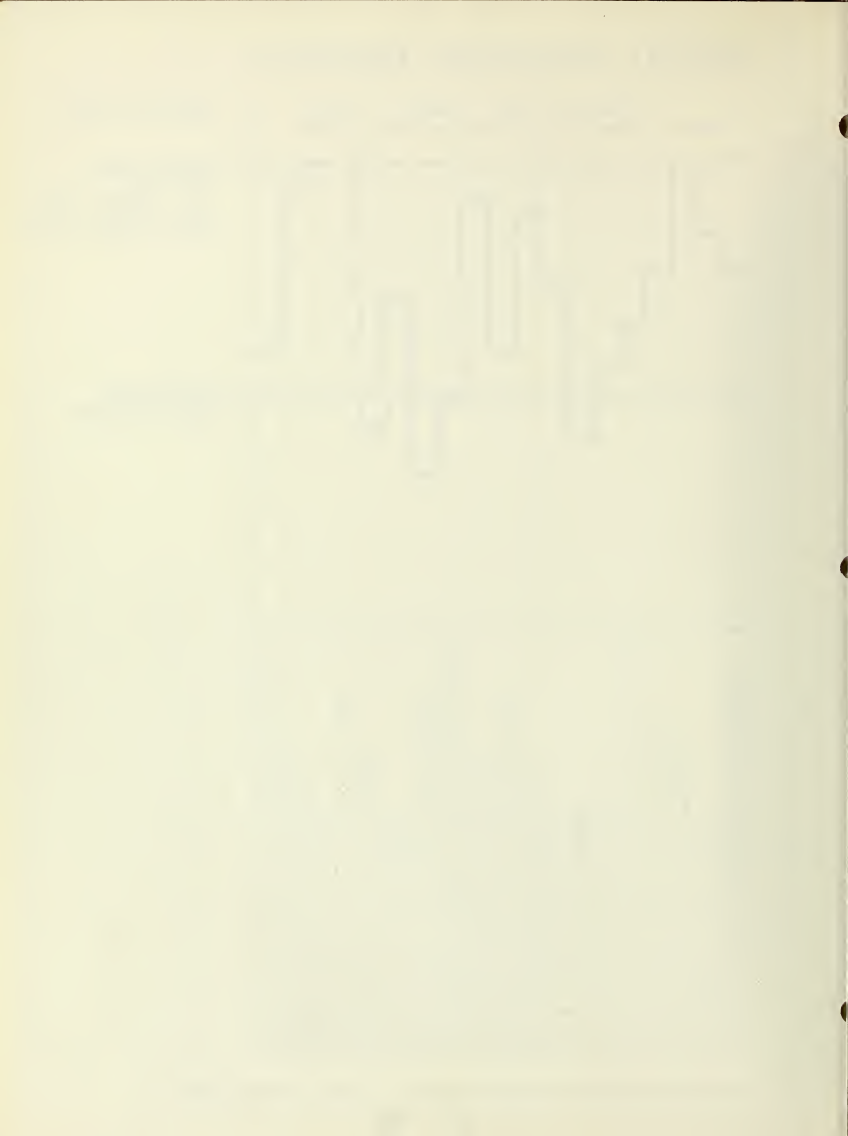
SOCIAL PROBLEM PROFILE

| | | Poverty | Blocks to Opportun. | Ill Health | Social Pathology | Transiency |
|-----|---|---------|---------------------|------------|------------------|------------|
| 1a. | % Families, Income Less Than \$3000/yr. | | | | | |
| 1b. | Median Family Income | | | | | |
| 1c. | % Male Labor Force, Unemployed | | | | | |
| 1d. | % Female Labor Force, Unemployed | | | | | |
| 2a. | % Persons Over 25, Less Than HS Education | | | | | |
| 2b. | Median Years Education | | | | | |
| 2c. | % Population, Non-White | | | | | |
| 2d. | % Population, Over 65 | | | | | |
| 3a. | OAA Recipients/1000 Persons | | | | | |
| 3b. | New Tuberculosis Cases/1000 Persons | | | | | |
| 3c. | Infant Mortality/1000 Births | | | | | |
| 4a. | Criminal Offences Committed/1000 Persons | | | | | |
| 4b. | Juvenile Court Cases/1000, 8-18 yrs. | | | | | |
| 4c. | Suicides/1000 Persons | | | | | |
| 4d. | AFDC Recipients/100 Families | | | | | |
| 5a. | % 1960 Population, Moved Since 1955 | | | | | |
| 5b. | % Housing Units, Rented | | | | | |
| 5c. | % Households, Primary Families | | | | | |
| 5d. | % Change, Number of Families, 1950-1960 | | | | | |

CENSUS TRACT A-22

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



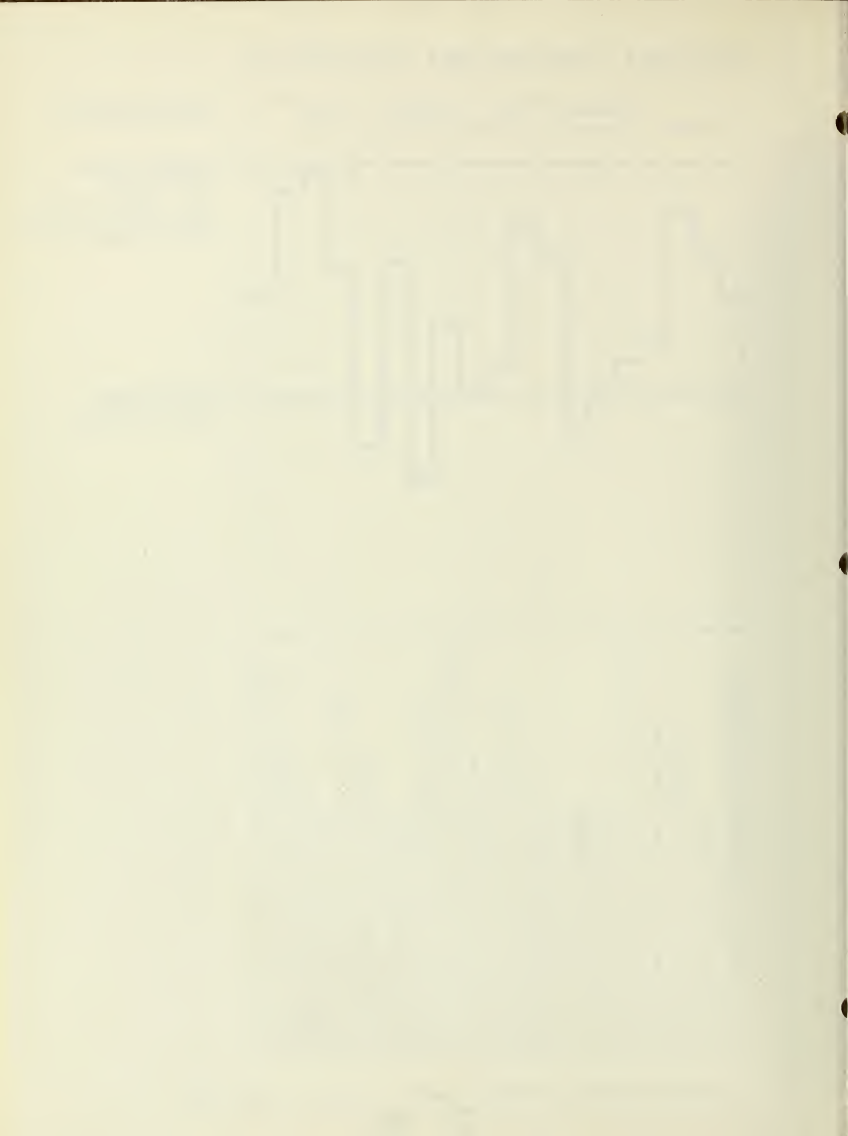
SOCIAL PROBLEM PROFILE

| | Poverty | Blocks to Opportun. | Ill Health | Social Pathology | Transiency |
|---|---------|---------------------|------------|------------------|------------|
| 1a. % Families, Income Less Than \$3000/yr. | | | | | |
| 1b. Median Family Income | | | | | |
| 1c. % Male Labor Force, Unemployed | | | | | |
| 1d. % Female Labor Force, Unemployed | | | | | |
| 2a. % Persons Over 25, Less Than HS Education | | | | | |
| 2b. Median Years Education | | | | | |
| 2c. % Population, Non-White | | | | | |
| 2d. % Population, Over 65 | | | | | |
| 3a. OAA Recipients/1000 Persons | | | | | |
| 3b. New Tuberculosis Cases/1000 Persons | | | | | |
| 3c. Infant Mortality/1000 Births | | | | | |
| 4a. Criminal Offences Committed/1000 Persons | | | | | |
| 4b. Juvenile Court Cases/1000, 8-18 yrs. | | | | | |
| 4c. Suicides/1000 Persons | | | | | |
| 4d. AFDC Recipients/100 Families | | | | | |
| 5a. % 1960 Population, Moved Since 1955 | | | | | |
| 5b. % Housing Units, Rented | | | | | |
| 5c. % Households, Primary Families | | | | | |
| 5d. % Change, Number of Families, 1950-1960 | | | | | |

CENSUS TRACT A-23

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Fam. less than \$3000, Lowest Median Income, etc.

← SAN FRANCISCO SCORE OR AVERAGE



PHYSICAL PROBLEM PROFILE

| Housing and Occupancy Deficiencies | | | Environmental Deficiencies | | | Cons. Act. |
|------------------------------------|--|--|----------------------------|--|--|------------|
| 1a | % Housing Units, Dilapidated | | | | | |
| 1b | % Housing Units, Substandard | | | | | |
| 1c | % Housing Units, 20 Yrs. Old or More | | | | | |
| 1d | Lot Size and Shape Penalty | | | | | |
| 1e | % Housing Units, 1.01 Persons/Room or More | | | | | |
| 1f | % Housing Units, Shared or No Bath | | | | | |
| 1g | % Fousing Units, Vacant | | | | | |
| 2a | Non-Conforming Use Penalty | | | | | |
| 2b | Block Size and Shape Penalty | | | | | |
| 2c | Street Layout Penalty | | | | | |
| 2d | Traffic Penalty | | | | | |
| 2e | Facility Deficiencies-Protective Functions | | | | | |
| 2f | Facility Deficiencies-Recreation, Library | | | | | |
| 2g | Facility Deficiencies - Education | | | | | |
| 3a | Improvement Activity Level | | | | | |
| 3b | Construction Activity Level | | | | | |

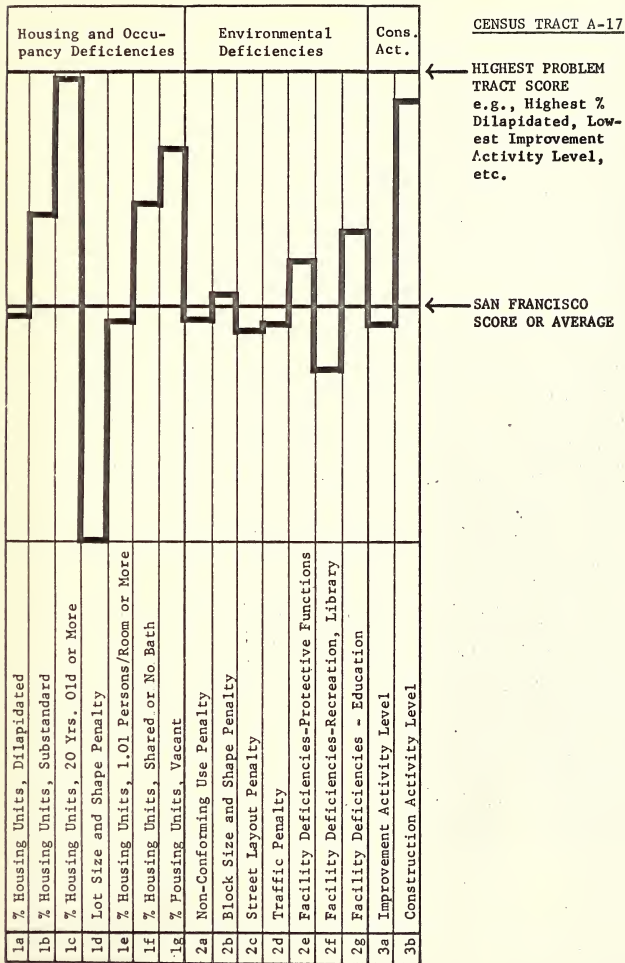
CENSUS TRACT A-16

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Dilapidated, Lowest Improvement Activity Level, etc.

← SAN FRANCISCO SCORE OR AVERAGE

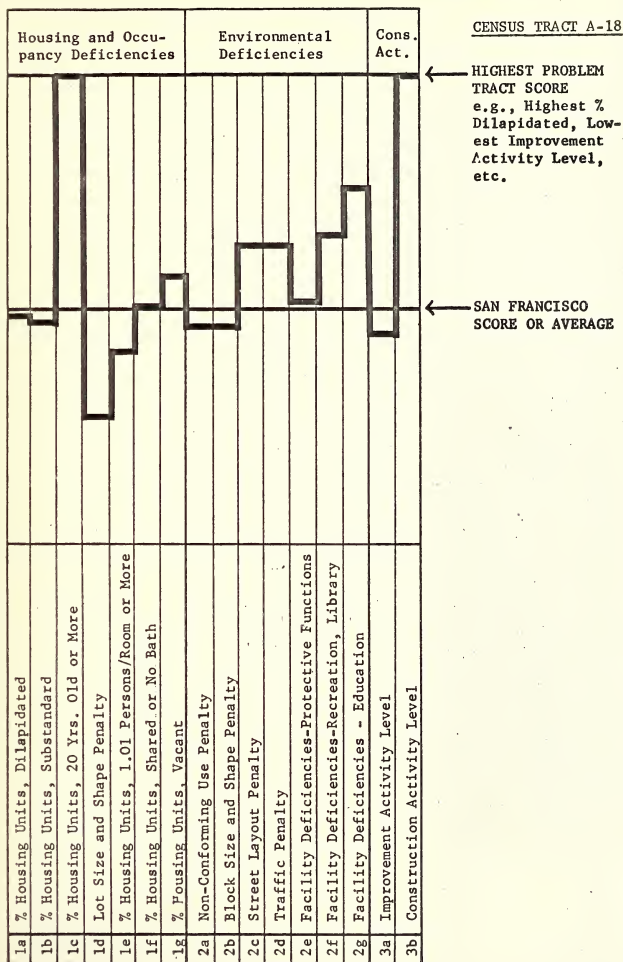


PHYSICAL PROBLEM PROFILE





PHYSICAL PROBLEM PROFILE





PHYSICAL PROBLEM PROFILE

| Housing and Occu- pancy Deficiencies | | | Environmental Deficiencies | | | Cons. Act. |
|---|--|--|-------------------------------|--|--|---------------|
| 1a | % Housing Units, Dilapidated | | | | | |
| 1b | % Housing Units, Substandard | | | | | |
| 1c | % Housing Units, 20 Yrs. Old or More | | | | | |
| 1d | Lot Size and Shape Penalty | | | | | |
| 1e | % Housing Units, 1.01 Persons/Room or More | | | | | |
| 1f | % Housing Units, Shared or No Bath | | | | | |
| 1g | % Posing Units, Vacant | | | | | |
| 2a | Non-Conforming Use Penalty | | | | | |
| 2b | Block Size and Shape Penalty | | | | | |
| 2c | Street Layout Penalty | | | | | |
| 2d | Traffic Penalty | | | | | |
| 2e | Facility Deficiencies-Protective Functions | | | | | |
| 2f | Facility Deficiencies-Recreation, Library | | | | | |
| 2g | Facility Deficiencies - Education | | | | | |
| 3a | Improvement Activity Level | | | | | |
| 3b | Construction Activity Level | | | | | |

CENSUS TRACT A-20

HIGHEST PROBLEM
TRACT SCORE
e.g., Highest %
Dilapidated, Low-
est Improvement
Activity Level,
etc.

SAN FRANCISCO
SCORE OR AVERAGE



PHYSICAL PROBLEM PROFILE

| Housing and Occupancy Deficiencies | | | Environmental Deficiencies | | | Cons. Act. |
|------------------------------------|--|--|----------------------------|--|--|------------|
| 1a | % Housing Units, Dilapidated | | 2a | Non-Conforming Use Penalty | | |
| 1b | % Housing Units, Substandard | | 2b | Block Size and Shape Penalty | | |
| 1c | % Housing Units, 20 Yrs. Old or More | | 2c | Street Layout Penalty | | |
| 1d | Lot Size and Shape Penalty | | 2d | Traffic Penalty | | |
| 1e | % Housing Units, 1.01 Persons/Room or More | | 2e | Facility Deficiencies-Protective Functions | | |
| 1f | % Housing Units, Shared or No Bath | | 2f | Facility Deficiencies-Recreation, Library | | |
| 1g | % Posing Units, Vacant | | 2g | Facility Deficiencies - Education | | |
| 2a | Non-Conforming Use Penalty | | 3a | Improvement Activity Level | | |
| 2b | Block Size and Shape Penalty | | 3b | Construction Activity Level | | |
| 2c | Street Layout Penalty | | | | | |
| 2d | Traffic Penalty | | | | | |
| 2e | Facility Deficiencies-Protective Functions | | | | | |
| 2f | Facility Deficiencies-Recreation, Library | | | | | |
| 2g | Facility Deficiencies - Education | | | | | |
| 3a | Improvement Activity Level | | | | | |
| 3b | Construction Activity Level | | | | | |

CENSUS TRACT A-21

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Dilapidated, Lowest Improvement Activity Level, etc.

← SAN FRANCISCO SCORE OR AVERAGE



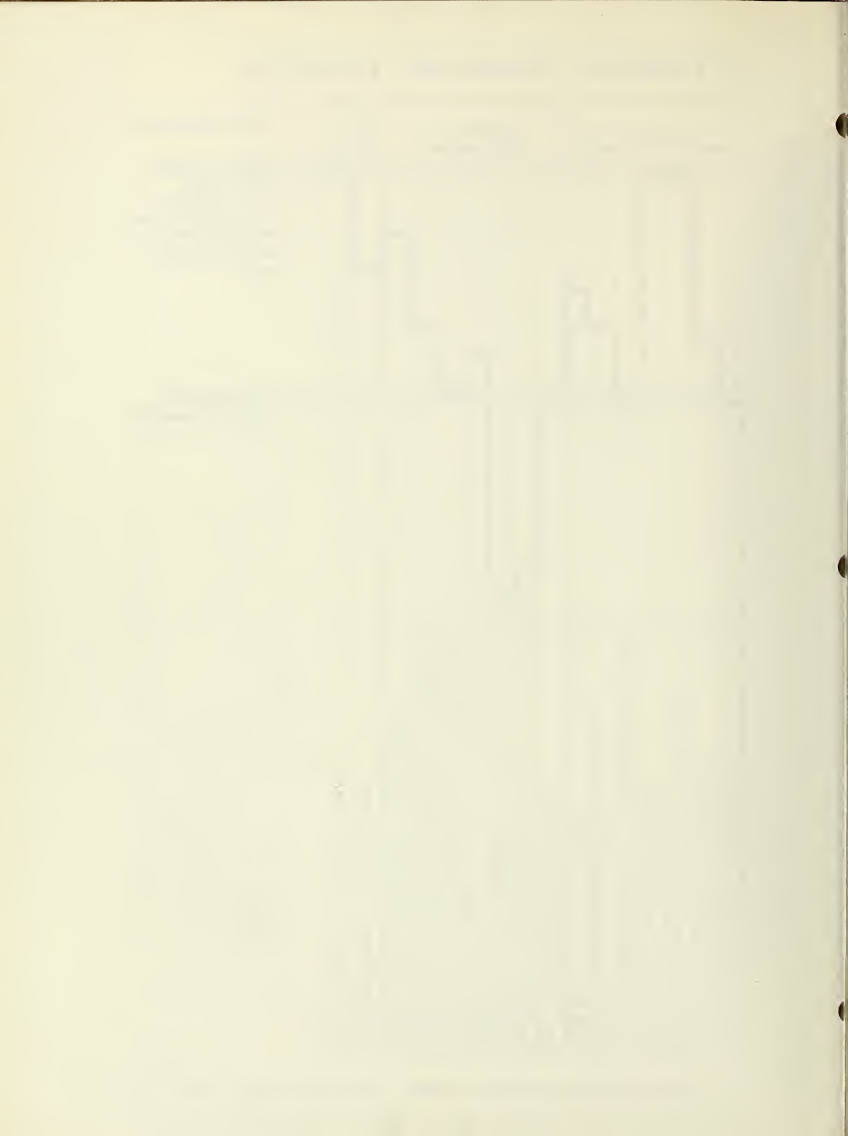
PHYSICAL PROBLEM PROFILE

| Housing and Occupancy Deficiencies | | | Environmental Deficiencies | | | Cons. Act. |
|------------------------------------|--|--|----------------------------|--|--|------------|
| 1a | % Housing Units, Dilapidated | | | | | |
| 1b | % Housing Units, Substandard | | | | | |
| 1c | % Housing Units, 20 Yrs. Old or More | | | | | |
| 1d | Lot Size and Shape Penalty | | | | | |
| 1e | % Housing Units, 1.01 Persons/Room or More | | | | | |
| 1f | % Housing Units, Shared or No Bath | | | | | |
| 1g | % Pousing Units, Vacant | | | | | |
| 2a | Non-Conforming Use Penalty | | | | | |
| 2b | Block Size and Shape Penalty | | | | | |
| 2c | Street Layout Penalty | | | | | |
| 2d | Traffic Penalty | | | | | |
| 2e | Facility Deficiencies-Protective Functions | | | | | |
| 2f | Facility Deficiencies-Recreation, Library | | | | | |
| 2g | Facility Deficiencies - Education | | | | | |
| 3a | Improvement Activity Level | | | | | |
| 3b | Construction Activity Level | | | | | |

CENSUS TRACT A-22

HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Dilapidated, Lowest Improvement Activity Level, etc.

SAN FRANCISCO SCORE OR AVERAGE



PHYSICAL PROBLEM PROFILE

| Housing and Occupancy Deficiencies | | | Environmental Deficiencies | | | Cons. Act. |
|------------------------------------|--|--|----------------------------|--|--|------------|
| 1a | % Housing Units, Dilapidated | | | | | |
| 1b | % Housing Units, Substandard | | | | | |
| 1c | % Housing Units, 20 Yrs. Old or More | | | | | |
| 1d | Lot Size and Shape Penalty | | | | | |
| 1e | % Housing Units, 1.01 Persons/Room or More | | | | | |
| 1f | % Housing Units, Shared or No Bath | | | | | |
| 1g | % Fousing Units, Vacant | | | | | |
| 2a | Non-Conforming Use Penalty | | | | | |
| 2b | Block Size and Shape Penalty | | | | | |
| 2c | Street Layout Penalty | | | | | |
| 2d | Traffic Penalty | | | | | |
| 2e | Facility Deficiencies-Protective Functions | | | | | |
| 2f | Facility Deficiencies-Recreation, Library | | | | | |
| 2g | Facility Deficiencies - Education | | | | | |
| 3a | Improvement Activity Level | | | | | |
| 3b | Construction Activity Level | | | | | |

CENSUS TRACT A-23

← HIGHEST PROBLEM TRACT SCORE
e.g., Highest % Dilapidated, Lowest Improvement Activity Level, etc.

← SAN FRANCISCO SCORE OR AVERAGE



SECTION 4

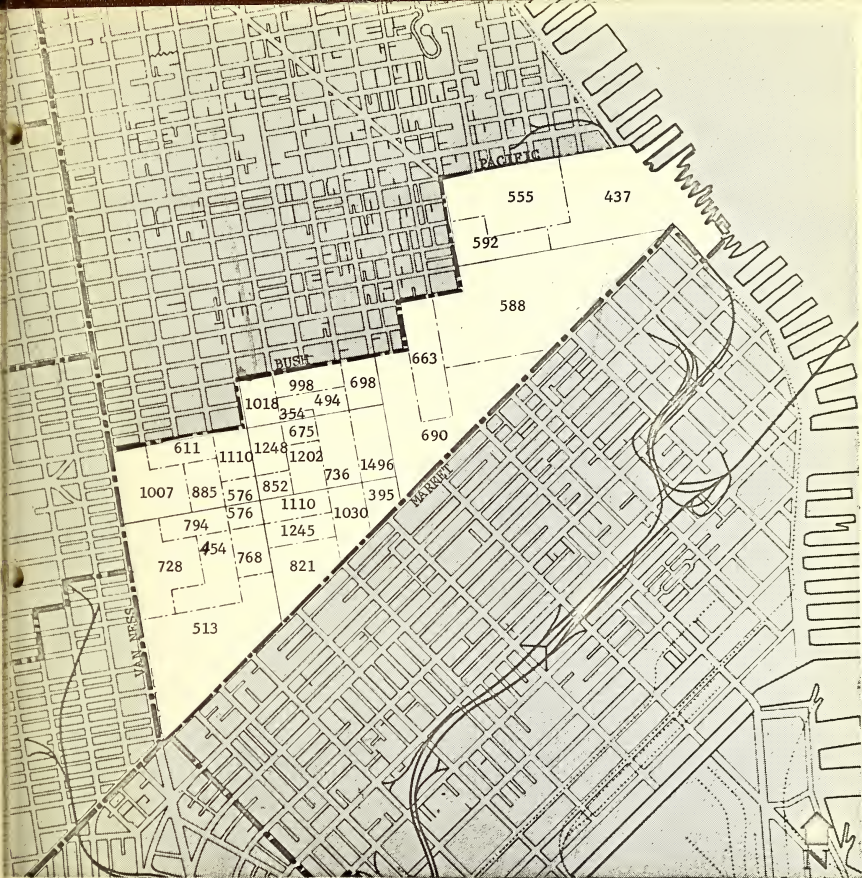
POPULATION AND HOUSING CHARACTERISTICS MAPS, 1960, BY ENUMERATION DISTRICT

The maps in this Section give for each Enumeration District information on the following variables: total number of housing units; average rent of rental housing units; per cent of housing units which are sound and with all plumbing facilities present; and the number of Negroes as a per cent of total population. These variables do not explain, by any means, all there is to know about each Enumeration District. The purpose of including them in this report is to provide some sense of the internal variations within Neighborhoods and Census Tracts with respect to certain key housing and population characteristics. In general, the Neighborhoods and Census Tracts are appropriate levels of detail for the general programming recommendations that are a part of the CRP. However, in certain instances, the CRP "treatment area" recommendations in the 6-year program for 1966-1972 (see Chapter 6 of the final report) were influenced by information at the Enumeration District

Arthur D. Little, Inc.

level. Moreover, for project planning, much more information at the Enumeration District scale will, of course, be required. Such information can be obtained from the PHC (1) Enumeration District book to be maintained by the San Francisco Department of City Planning.

Arthur D. Little, Inc.

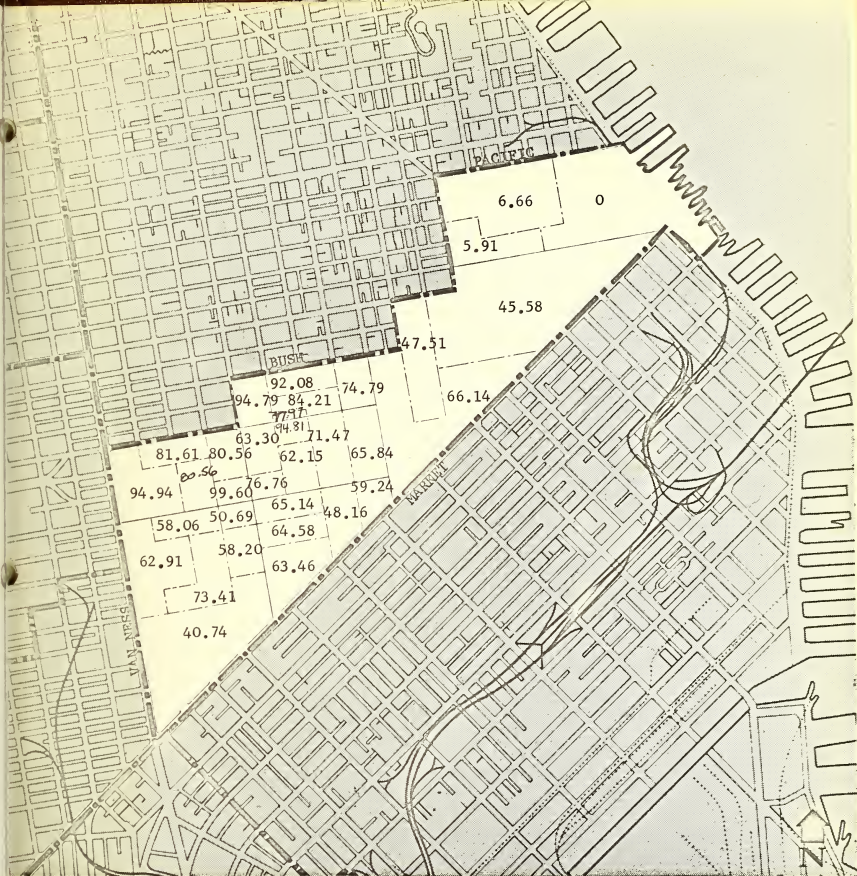


NUMBER OF HOUSING UNITS

Programming Area 2

Source: 1960 U.S. Census



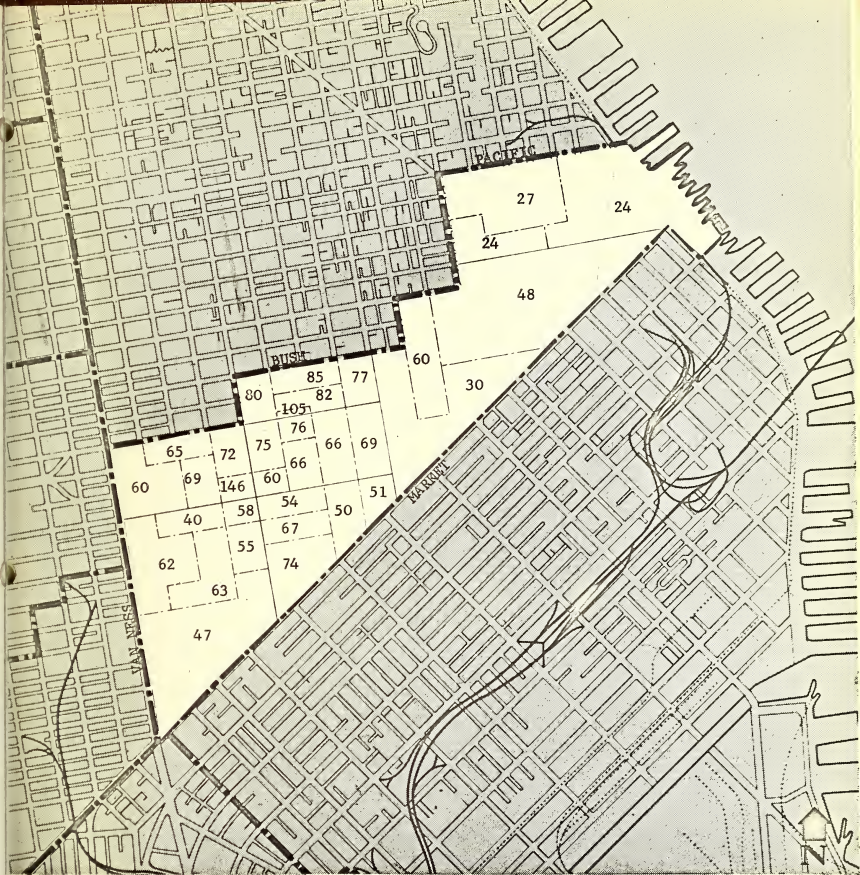


PER CENT OF HOUSING UNITS,
SOUND WITH ALL PLUMBING

Programming Area 2

Source: 1960 U.S. Census





AVERAGE RENT OF RENTAL HOUSING UNITS

Programming Area 2

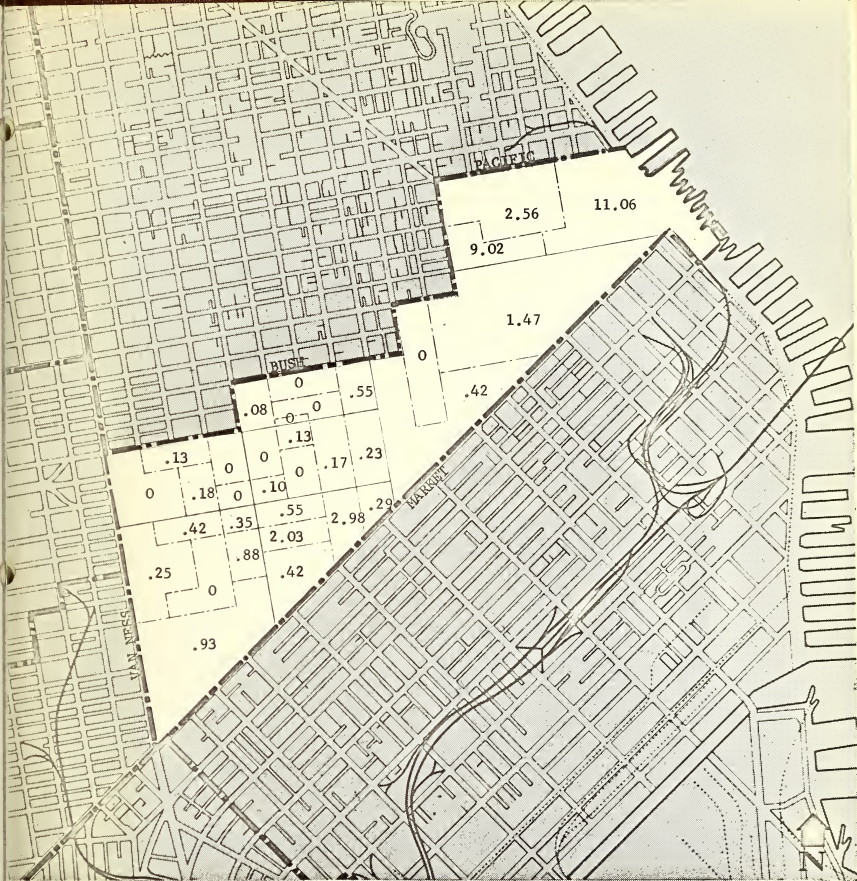
Source: 1960 U.S. Census

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

2 105

CRP





NEGROES AS A PER CENT OF POPULATION

Programming Area 2

Source: 1960 U.S. Census



SECTION 5

POPULATION AND HOUSING TRENDS, 1950 - 1960, BY CENSUS TRACT

The information presented to this point has described conditions in the Programming Area as of one point in time. A dynamic view of the area has been missing. Yet, recent trends and relative rates of change are in many ways the most valuable indicators for renewal and development programming. A deteriorated area which is improving on its own naturally implies a quite different set of policies than a basically sound area which is declining rapidly.

For these reasons, Section 5 presents a series of measures of change between 1950 and 1960 for 31 population and housing variables. These data are presented on a Census Tract basis. (See the Area Definitions Section for the precise assignment of Tracts within this Programming Area.) The tables indicate for each variable: its 1950 value, its 1960 value, the 1950-1960

Arthur D. Little, Inc.

net change, the 1950-1960 per cent change, and the "trend value 1970". This latter value is simply the result of the application of the 1950-1960 per cent change to the 1960-1970 period. This is in no way to be considered a "forecast" - it produces values that are often mutually conflicting and sometimes obviously meaningless. It is useful therefore only for purposes of comparison within more sophisticated estimating procedures.

Data were derived from 1950 and 1960 Census Tract publications for the San Francisco-Oakland Standard Metropolitan Statistical Area - PH C (1)-137 of the 1960 Census, and Volume III, Chapter 49 of the 1950 Census.

Calculations and presentations of data were made on an IBM 1620 Computer. The punch cards and computer program are on file at the San Francisco Department of City Planning.

Arthur D. Little, Inc.

PROGRAMMING AREA 2

| | 1950 VALUE | 1960 VALUE | NET CHANGE | PER CENT CHANGE | TREND VALUE 1970 |
|--|---------------|---------------|---------------|--------------------|------------------------|
|--|---------------|---------------|---------------|--------------------|------------------------|

POPULATION

| | | | | | |
|----------------------|-------|---------------|-------|-------|-------|
| 1. NUMBER | | | | | |
| POPULATION | 35020 | 29033 | -5987 | -17.0 | 24069 |
| HOUSEHOLDS | 11465 | 23018 | 11553 | 100.7 | 46212 |
| 2. FAMILY COMP. | | | | | |
| FAMILIES | 6160 | 3706 | -2454 | -39.8 | 2229 |
| UNREL. INDIV. | 21155 | 20263 | -892 | -4.2 | 19408 |
| 3. RACE | | | | | |
| WHITE | 31804 | 26617 | -5187 | -16.3 | 22275 |
| NEGRO | 561 | 263 | -298 | -53.1 | 123 |
| OTHER | 2655 | 2153 | -502 | -18.9 | 1745 |
| 4. AGE | | | | | |
| UNDER 21 YRS | 2126 | 1437 | -689 | -32.4 | 971 |
| 65 YRS AND OVER | 4995 | 7232 | 2237 | 44.7 | 10470 |
| 21-64 YRS | 27899 | 20364 | -7535 | -27.0 | 14864 |
| 5. INCOME + EDUC. | | | | | |
| MEDIAN INCOME | | NOT AVAILABLE | | | |
| MED. SCHOOL YRS. | | NOT AVAILABLE | | | |
| LESS THAN HS EDUC. | 12775 | 12515 | -260 | -2.0 | 12260 |
| 6. EMPLOYMENT STATUS | | | | | |
| LABOR FORCE | 22112 | 18767 | -3345 | -15.1 | 15928 |
| P.C. UNEMPLOYED | | NOT AVAILABLE | | | |
| P.C. WOMEN IN L.F. | | NOT AVAILABLE | | | |
| 7. OCCUPATION | | | | | |
| PROFESSION. + MGR. | 4000 | 2748 | -1252 | -31.3 | 1887 |
| CLERICAL + SALES | 6149 | 5889 | -260 | -4.2 | 5639 |
| OTHER | 7780 | 8273 | 493 | 6.3 | 8797 |

HOUSING

| | | | | | |
|----------------------|-------|--------------------------------|-------|--------|-------|
| 1. NUMBER | | | | | |
| HOUSING UNITS | 11788 | 26625 | 14837 | 125.8 | 60136 |
| 2. TENURE | | | | | |
| OWNER OCCUPIED | 225 | 1095 ³²¹ | 1670 | 742.2 | 15960 |
| RENTER OCCUPIED | 11292 | 22697 | 11405 | 101.0 | 45621 |
| VACANT | 285 | 3607 | 3322 | 1165.6 | 45650 |
| 3. CONDITION | | | | | |
| DILAP. OR LACK PLBG. | 814 | 8641 | 7827 | 961.5 | 91728 |
| 4. OCCUPANCY | | | | | |
| MED. PEKSONS/UNIT | 106 | 78 | -28 | -26.4 | 57 |
| UNITS OVERCROWDED | 602 | 894 | 292 | 48.5 | 1327 |
| 5. STRUCTURE TYPE | | | | | |
| SINGLE FAMILY | 179 | 216 | 37 | 20.6 | 260 |
| 2-4 UNITS | 170 | 167 | -3 | -1.7 | 164 |
| 5 OR MORE UNITS | 11439 | 26252 | 14813 | 129.4 | 60247 |
| 6. RENT-VALUE | | | | | |
| MEDIAN RENT | | NOT AVAILABLE | | | |
| MEDIAN VALUE | | NOT AVAILABLE | | | |



CENSUS TRACT A16

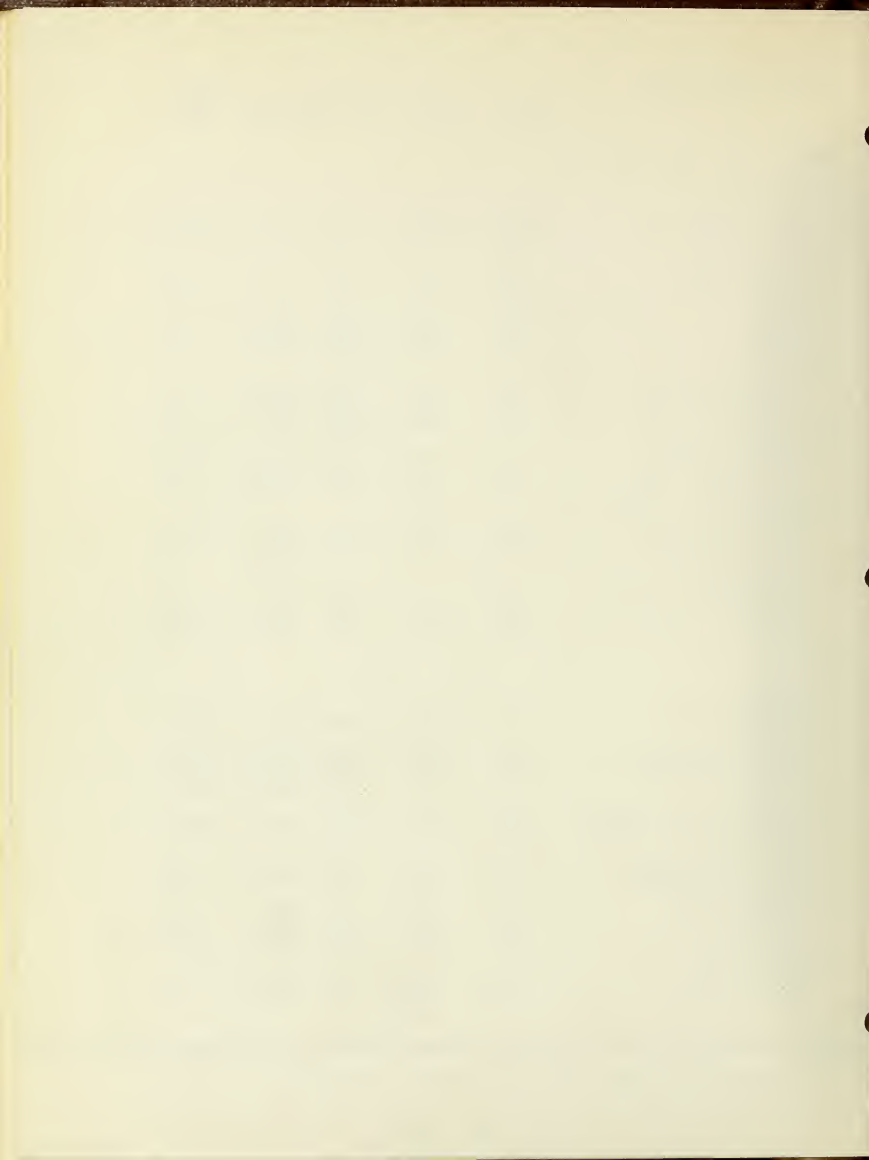
| | 1950 VALUE | 1960 VALUE | NET CHANGE | PER CENT CHANGE | TREND VALUE 1970 |
|--|---------------|---------------|---------------|--------------------|------------------------|
|--|---------------|---------------|---------------|--------------------|------------------------|

POPULATION

| | | | | | |
|----------------------|-------|-------|-------|-------|------|
| 1. NUMBER | | | | | |
| POPULATION | 3613✓ | 1995✓ | -1618 | -44.7 | 1101 |
| HOUSEHOLDS | 328✓ | 1152✓ | 824 | 251.2 | 4046 |
| 2. FAMILY COMP. | | | | | |
| FAMILIES | 310 | 125✓ | -185 | -59.6 | 50 |
| UNREL. INDIV. | 2450 | 1190✓ | -1260 | -51.4 | 578 |
| 3. RACE | | | | | |
| WHITE | 1495 | 664✓ | -831 | -55.5 | 294 |
| NEGRO | 421 | 156✓ | -265 | -62.9 | 57 |
| OTHER | 1697 | 1175✓ | -522 | -30.7 | 813 |
| 4. AGE | | | | | |
| UNDER 21 YRS | 489 | 221✓ | -268 | -54.8 | 99 |
| 65 YRS AND OVER | 322 | 281✓ | -41 | -12.7 | 245 |
| 21-64 YRS | 2802 | 1493✓ | -1309 | -46.7 | 795 |
| 5. INCOME + EDUC. | | | | | |
| MEDIAN INCOME | 1681 | 1878✓ | 197 | 11.7 | 2098 |
| MED. SCHOOL YRS. | 83 | 77✓ | -6 | -7.2 | 71 |
| LESS THAN HS EDUC. | 1685 | 889✓ | -796 | -47.2 | 469 |
| 6. EMPLOYMENT STATUS | | | | | |
| LABOR FORCE | 1789 | 1021✓ | -768 | -42.9 | 582 |
| P.C. UNEMPLOYED | 3046 | 1577✓ | -1469 | -48.2 | 816 |
| P.C. WOMEN IN L.F. | 8 | 10✓ | 2 | 25.0 | 12 |
| 7. OCCUPATION | | | | | |
| PROFESSION. + MGR. | 195 | 79✓ | -116 | -59.4 | 32 |
| CLERICAL + SALES | 135 | 110✓ | -25 | -18.5 | 89 |
| OTHER | 893 | 657✓ | -236 | -26.4 | 483 |

HOUSING

| | | | | | |
|----------------------|-----|-------|------|--------|--------|
| 1. NUMBER | | | | | |
| HOUSING UNITS | 344 | 1585✓ | 1241 | 360.7 | 7302 |
| 2. TENURE | | | | | |
| OWNER OCCUPIED | 26 | 1585✓ | 1559 | 5996.1 | 96624✓ |
| RENTER OCCUPIED | 316 | 1141✓ | 825 | 261.0 | 4119 |
| VACANT | 13 | 433✓ | 420 | 3230.7 | 14422 |
| 3. CONDITION | | | | | |
| DILAP. OR LACK PLBG. | 249 | 1507✓ | 1258 | 505.2 | 9120 |
| 4. OCCUPANCY | | | | | |
| MED. PERSONS/UNIT | 19 | 11✓ | -8 | -42.1 | 6 |
| UNITS OVERCROWDED | 84 | 65✓ | -19 | -22.6 | 50 |
| 5. STRUCTURE TYPE | | | | | |
| SINGLE FAMILY | 46 | 22✓ | -24 | -52.1 | 10 |
| 2-4 UNITS | 53 | 41✓ | -12 | -22.6 | 31 |
| 5 OR MORE UNITS | 245 | 1522✓ | 1277 | 521.2 | 9455 |
| 6. RENT-VALUE | | | | | |
| MEDIAN RENT | 29 | 26✓ | -3 | -10.3 | 23 |
| MEDIAN VALUE | 0 | 0✓ | 0 | 0.0 | 0 |

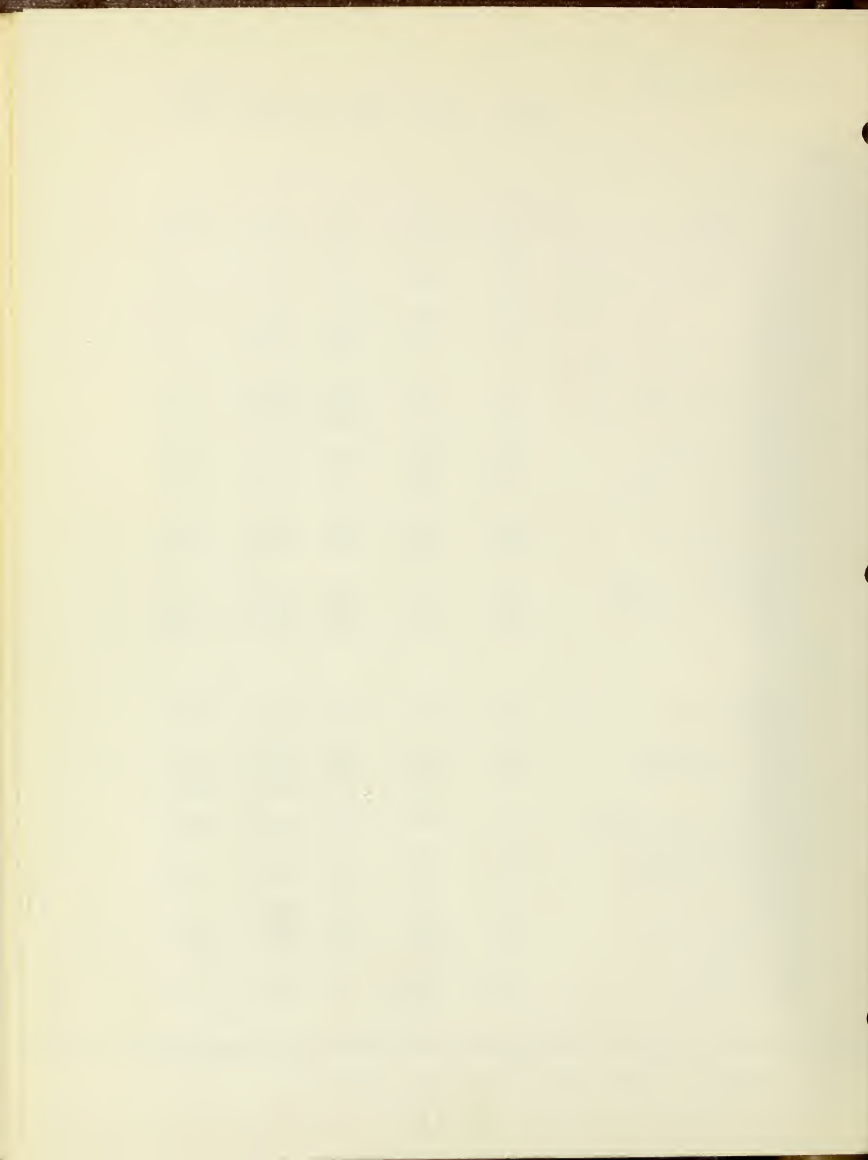


CENSUS TRACT A 17

| | 1950 VALUE | 1960 VALUE | NET CHANGE | PER CENT CHANGE | TREND VALUE 1970 |
|----------------------|---------------|---------------|---------------|--------------------|------------------------|
| POPULATION | | | | | |
| 1. NUMBER | | | | | |
| POPULATION | 3516 | 1888 | -1628 | -46.3 | 1013 |
| HOUSEHOLDS | 713 | 1537 | 824 | 115.5 | 3313 |
| 2. FAMILY COMP. | | | | | |
| FAMILIES | 485 | 183 | -302 | -62.2 | 69 |
| UNREL. INDIV. | 2420 | 1448 | -972 | -40.1 | 866 |
| 3. RACE | | | | | |
| WHITE | 2746 | 1522 | -1224 | -44.5 | 843 |
| NEGRO | 76 | 10 | -66 | -86.8 | 1 |
| OTHER | 694 | 356 | -338 | -48.7 | 182 |
| 4. AGE | | | | | |
| UNDER 21 YRS | 247 | 100 | -147 | -59.5 | 40 |
| 65 YRS AND OVER | 509 | 348 | -161 | -31.6 | 237 |
| 21-64 YRS | 2760 | 1440 | -1320 | -47.8 | 751 |
| 5. INCOME + EDUC. | | | | | |
| MEDIAN INCOME | 2258 | 3659 | 1401 | 62.0 | 5929 |
| MED. SCHOOL YRS. | 121 | 121 | 0 | 0.0 | 121 |
| LESS THAN HS EDUC. | 1155 | 738 | -417 | -36.1 | 471 |
| 6. EMPLOYMENT STATUS | | | | | |
| LABOR FORCE | 2160 | 1373 | -787 | -36.4 | 872 |
| P.C. UNEMPLOYED | 1597 | 648 | -949 | -59.4 | 262 |
| P.C. WOMEN IN L.F. | 33 | 34 | 1 | 3.0 | 35 |
| 7. OCCUPATION | | | | | |
| PROFESSION. + MGR. | 402 | 258 | -144 | -35.8 | 165 |
| CLERICAL + SALES | 637 | 347 | -290 | -45.5 | 189 |
| OTHER | 771 | 665 | -106 | -13.7 | 573 |

HOUSING

| | | | | | |
|----------------------|-----|------|------|--------|------|
| 1. NUMBER | | | | | |
| HOUSING UNITS | 764 | 1942 | 1178 | 154.1 | 4936 |
| 2. TENURE | | | | | |
| OWNER OCCUPIED | 20 | 9 | -11 | -55.0 | 4 |
| RENTER OCCUPIED | 722 | 1528 | 806 | 111.6 | 3233 |
| VACANT | 23 | 405 | 382 | 1660.8 | 7131 |
| 3. CONDITION | | | | | |
| DILAP. OR LACK PLBG. | 110 | 940 | 830 | 754.5 | 8032 |
| 4. OCCUPANCY | | | | | |
| MED. PERSONS/UNIT | 14 | 11 | -3 | -21.4 | 8 |
| UNITS OVERCROWDED | 52 | 68 | 16 | 30.7 | 88 |
| 5. STRUCTURE TYPE | | | | | |
| SINGLE FAMILY | 43 | 10 | -33 | -76.7 | 2 |
| 2-4 UNITS | 30 | 12 | -18 | -60.0 | 4 |
| 5 OR MORE UNITS | 691 | 1920 | 1229 | 177.8 | 5334 |
| 6. RENT-VALUE | | | | | |
| MEDIAN RENT | 43 | 56 | 13 | 30.2 | 73 |
| MEDIAN VALUE | 0 | 0 | 0 | 0.0 | 0 |



CENSUS TRACT A 18

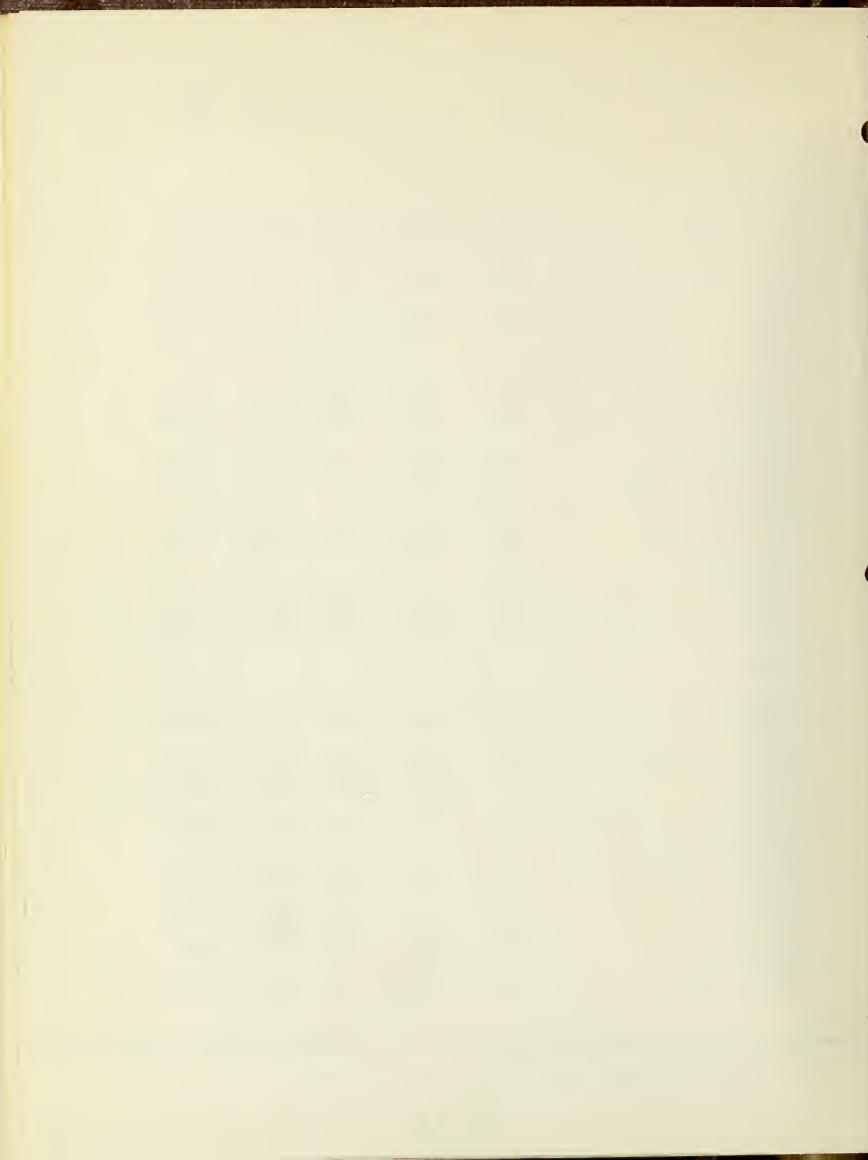
| | 1950 VALUE | 1960 VALUE | NET CHANGE | PER CENT CHANGE | TREND VALUE 1970 |
|--|---------------|---------------|---------------|--------------------|------------------------|
|--|---------------|---------------|---------------|--------------------|------------------------|

POPULATION

| | | | | | |
|----------------------|------|------|------|-------|------|
| 1. NUMBER | | | | | |
| POPULATION | 4728 | 4032 | -696 | -14.7 | 3438 |
| HOUSEHOLDS | 2274 | 3248 | 974 | 42.8 | 4639 |
| 2. FAMILY COMP. | | | | | |
| FAMILIES | 890 | 486 | -404 | -45.3 | 265 |
| UNREL. INDIV. | 2965 | 3047 | 82 | 2.7 | 3131 |
| 3. RACE | | | | | |
| WHITE | 4689 | 3920 | -769 | -16.4 | 3277 |
| NEGRO | 3 | 5 | 2 | 66.6 | 8 |
| OTHER | 36 | 107 | 71 | 197.2 | 318 |
| 4. AGE | | | | | |
| UNDER 21 YRS | 180 | 165 | -15 | -8.3 | 151 |
| 65 YRS AND OVER | 810 | 944 | 134 | 16.5 | 1100 |
| 21-64 YRS | 3738 | 2923 | -815 | -21.8 | 2285 |
| 5. INCOME + EDUC. | | | | | |
| MEDIAN INCOME | 2905 | 3887 | 982 | 33.8 | 5200 |
| MED. SCHOOL YRS. | 124 | 126 | 2 | 1.6 | 128 |
| LESS THAN HS EDUC. | 1495 | 1144 | -351 | -23.4 | 875 |
| 6. EMPLOYMENT STATUS | | | | | |
| LABOR FORCE | 3179 | 2944 | -235 | -7.3 | 2726 |
| P.C. UNEMPLOYED | 481 | 404 | -77 | -16.0 | 339 |
| P.C. WOMEN IN L.F. | 55 | 59 | 4 | 7.2 | 63 |
| 7. OCCUPATION | | | | | |
| PROFESSION. + MGR. | 816 | 564 | -252 | -30.8 | 389 |
| CLERICAL + SALES | 515 | 1451 | 936 | 181.7 | 4088 |
| OTHER | 666 | 810 | 144 | 21.6 | 985 |

HOUSING

| | | | | | |
|----------------------|------|------|------|--------|------|
| 1. NUMBER | | | | | |
| HOUSING UNITS | 2297 | 3566 | 1269 | 55.2 | 5536 |
| 2. TENURE | | | | | |
| OWNER OCCUPIED | 90 | 70 | -20 | -22.2 | 54 |
| RENTER OCCUPIED | 2177 | 3178 | 1001 | 45.9 | 4639 |
| VACANT | 31 | 318 | 287 | 925.8 | 3262 |
| 3. CONDITION | | | | | |
| DILAP. OR LACK PLBG. | 24 | 462 | 438 | 1825.0 | 8893 |
| 4. OCCUPANCY | | | | | |
| MED. PERSONS/UNIT | 13 | 11 | -2 | -15.3 | 9 |
| UNITS OVERCROWDED | 73 | 58 | -15 | -20.5 | 46 |
| 5. STRUCTURE TYPE | | | | | |
| SINGLE FAMILY | 28 | 0 | -28 | -100.0 | 0 |
| 2-4 UNITS | 28 | 10 | -18 | -64.2 | 3 |
| 5 OR MORE UNITS | 2241 | 3566 | 1325 | 59.1 | 5674 |
| 6. RENT-VALUE | | | | | |
| MEDIAN RENT | 48 | 78 | 30 | 62.5 | 127 |
| MEDIAN VALUE | 0 | 0 | 0 | 0.0 | 0 |



CENSUS TRACT A20

| | 1950 VALUE | 1960 VALUE | NET CHANGE | PER CENT CHANGE | TREND VALUE 1970 |
|----------------------|---------------|---------------|---------------|--------------------|------------------------|
| POPULATION | | | | | |
| 1. NUMBER | | | | | |
| POPULATION | 5927 | 5325 | -602 | -10.1 | 4784 |
| HOUSEHOLDS | 3119 | 3975 | 856 | 27.4 | 5065 |
| 2. FAMILY COMP. | | | | | |
| FAMILIES | 1505 | 963 | -542 | -36.0 | 616 |
| UNREL. INDIV. | 2620 | 3290 | 670 | 25.5 | 4131 |
| 3. RACE | | | | | |
| WHITE | 5866 | 5192 | -674 | -11.4 | 4595 |
| NEGRO | 11 | 8 | -3 | -27.2 | 5 |
| OTHER | 50 | 125 | 75 | 150.0 | 312 |
| 4. AGE | | | | | |
| UNDER 21 YRS | 350 | 254 | -96 | -27.4 | 184 |
| 65 YRS AND OVER | 743 | 1259 | 516 | 69.4 | 2133 |
| 21-64 YRS | 4834 | 3812 | -1022 | -21.1 | 3006 |
| 5. INCOME + EDUC. | | | | | |
| MEDIAN INCOME | 2950 | 3675 | 725 | 24.5 | 4578 |
| MED. SCHOOL YRS. | 122 | 121 | -1 | -.8 | 120 |
| LESS THAN HS EDUC. | 2125 | 2308 | 183 | 8.6 | 2506 |
| 6. EMPLOYMENT STATUS | | | | | |
| LABOR FORCE | 4003 | 3663 | -340 | -8.4 | 3351 |
| P.C. UNEMPLOYED | 4274 | 573 | -3701 | -86.5 | 76 |
| P.C. WOMEN IN L.F. | 47 | 41 | -6 | -12.7 | 35 |
| 7. OCCUPATION | | | | | |
| PROFESSION. + MGR. | 800 | 641 | -159 | -19.8 | 513 |
| CLERICAL + SALES | 1507 | 1277 | -230 | -15.2 | 1082 |
| OTHER | 1320 | 1517 | 197 | 14.9 | 1743 |

HOUSING

| | | | | | |
|----------------------|------|------|------|-------|------|
| 1. NUMBER | | | | | |
| HOUSING UNITS | 3140 | 4191 | 1051 | 33.4 | 5593 |
| 2. TENURE | | | | | |
| OWNER OCCUPIED | 41 | 91 | 50 | 121.9 | 201 |
| RENTER OCCUPIED | 3047 | 3884 | 837 | 27.4 | 4950 |
| VACANT | 53 | 216 | 163 | 307.5 | 880 |
| 3. CONDITION | | | | | |
| DILAP. OR LACK PLBG. | 89 | 402 | 313 | 351.6 | 1815 |
| 4. OCCUPANCY | | | | | |
| MED. PERSONS/UNIT | 15 | 12 | -3 | -20.0 | 9 |
| UNITS OVERCROWDED | 151 | 119 | -32 | -21.1 | 93 |
| 5. STRUCTURE TYPE | | | | | |
| SINGLE FAMILY | 9 | 19 | 10 | 111.1 | 40 |
| 2-4 UNITS | 24 | 35 | 11 | 45.8 | 51 |
| 5 OR MORE UNITS | 3107 | 4137 | 1030 | 33.1 | 5508 |
| 6. RENT-VALUE | | | | | |
| MEDIAN RENT | 43 | 68 | 25 | 58.1 | 108 |
| MEDIAN VALUE | 0 | 0 | 0 | 0.0 | 0 |



CENSUS TRACT A 21

| | 1950 VALUE | 1960 VALUE | NET CHANGE | PER CENT CHANGE | TREND VALUE 1970 |
|----------------------|---------------|---------------|---------------|--------------------|------------------------|
| POPULATION | | | | | |
| 1. NUMBER | | | | | |
| POPULATION | 6738 | 6065 | -673 | -9.9 | 5459 |
| HOUSEHOLDS | 1870 | 5214 | 3344 | 178.8 | 14537 |
| 2. FAMILY COMP. | | | | | |
| FAMILIES | 975 | 644 | -331 | -33.9 | 425 |
| UNREL. INDIV. | 4495 | 4620 | 125 | 2.7 | 4748 |
| 3. RACE | | | | | |
| WHITE | 6683 | 5949 | -734 | -10.9 | 5295 |
| NEGRO | 14 | 6 | -8 | -57.1 | 2 |
| OTHER | 41 | 110 | 69 | 168.2 | 295 |
| 4. AGE | | | | | |
| UNDER 21 YRS | 239 | 140 | -99 | -41.4 | 82 |
| 65 YRS AND OVER | 1306 | 2043 | 737 | 56.4 | 3195 |
| 21-64 YRS | 5193 | 3882 | -1311 | -25.2 | 2901 |
| 5. INCOME + EDUC. | | | | | |
| MEDIAN INCOME | 2350 | 3027 | 677 | 28.8 | 3899 |
| MED. SCHOOL YRS. | 121 | 121 | 0 | 0.0 | 121 |
| LESS THAN HS EDUC. | 1740 | 2576 | 836 | 48.0 | 3813 |
| 6. EMPLOYMENT STATUS | | 2630 | | | |
| LABOR FORCE | 4310 | 3687 | -623 | -14.4 | 3154 |
| P.C. UNEMPLOYED | 1241 | 941 | -300 | -24.1 | 713 |
| P.C. WOMEN IN L.F. | 44 | 45 | 1 | 2.2 | 46 |
| 7. OCCUPATION | | | | | |
| PROFESSION. + MGR. | 847 | 637 | -210 | -24.7 | 479 |
| CLERICAL + SALES | 1528 | 1170 | -358 | -23.4 | 895 |
| OTHER | 1379 | 1495 | 116 | 8.4 | 1620 |

HOUSING

| | | | | | |
|----------------------|------|------|------|--------|-------|
| 1. NUMBER | | | | | |
| HOUSING UNITS | 1948 | 6209 | 4261 | 218.7 | 19790 |
| 2. TENURE | | | | | |
| OWNER OCCUPIED | 22 | 48 | 26 | 118.1 | 104 |
| RENTER OCCUPIED | 1860 | 5166 | 3306 | 177.7 | 14348 |
| VACANT | 66 | 995 | 929 | 1407.5 | 15000 |
| 3. CONDITION | | | | | |
| DILAP. OR LACK PLBG. | 112 | 1858 | 1746 | 1558.9 | 30822 |
| 4. OCCUPANCY | | | | | |
| MED. PERSONS/UNIT | 14 | 11 | -3 | -21.4 | 8 |
| UNITS OVERCROWDED | 65 | 192 | 127 | 195.3 | 567 |
| 5. STRUCTURE TYPE | | | | | |
| SINGLE FAMILY | 15 | 30 | 15 | 100.0 | 60 |
| 2-4 UNITS | 24 | 13 | -11 | -45.8 | 7 |
| 5 OR MORE UNITS | 1909 | 6166 | 4257 | 222.9 | 19915 |
| 6. RENT-VALUE | | | | | |
| MEDIAN RENT | 46 | 65 | 19 | 41.3 | 92 |
| MEDIAN VALUE | 0 | 0 | 0 | 0.0 | 0 |



CENSUS TRACT A 22

| | 1950 VALUE | 1960 VALUE | NET CHANGE | PER CENT CHANGE | TREND VALUE 1970 |
|--|---------------|---------------|---------------|--------------------|------------------------|
|--|---------------|---------------|---------------|--------------------|------------------------|

POPULATION

| | | | | | |
|----------------------|------|------|------|-------|-------|
| 1. NUMBER | | | | | |
| POPULATION | 4599 | 4841 | 242 | 5.2 | 5095 |
| HOUSEHOLDS | 1153 | 3934 | 2781 | 241.1 | 13422 |
| 2. FAMILY COMP. | | | | | |
| FAMILIES | 835 | 624 | -211 | -25.2 | 466 |
| UNREL., INDIV. | 3010 | 3407 | 397 | 13.1 | 3856 |
| 3. RACE | | | | | |
| WHITE | 4522 | 4638 | 116 | 2.5 | 4756 |
| NEGRO | 7 | 59 | 52 | 742.8 | 497 |
| OTHER | 70 | 144 | 74 | 105.7 | 296 |
| 4. AGE | | | | | |
| UNDER 21 YRS | 247 | 342 | 95 | 38.4 | 473 |
| 65 YRS AND OVER | 585 | 1088 | 503 | 85.9 | 2023 |
| 21-64 YRS | 3767 | 3411 | -356 | -9.4 | 3088 |
| 5. INCOME + EDUC. | | | | | |
| MEDIAN INCOME | 2207 | 2455 | 248 | 11.2 | 2730 |
| MED. SCHOOL YRS. | 107 | 107 | 0 | 0.0 | 107 |
| LESS THAN HS EDUC. | 2060 | 2510 | 450 | 21.8 | 3058 |
| 6. EMPLOYMENT STATUS | | | | | |
| LABOR FORCE | 2911 | 3092 | 181 | 6.2 | 3284 |
| P.C. UNEMPLOYED | 1731 | 1581 | -150 | -8.6 | 1443 |
| P.C. WOMEN IN L.F. | 35 | 31 | -4 | -11.4 | 27 |
| 7. OCCUPATION | | | | | |
| PROFESSION. + MGR. | 424 | 264 | -160 | -37.7 | 164 |
| CLERICAL + SALES | 767 | 787 | 20 | 2.6 | 807 |
| OTHER | 1194 | 1521 | 327 | 27.3 | 1937 |

HOUSING

| | | | | | |
|----------------------|------|------|------|--------|-------|
| 1. NUMBER | | | | | |
| HOUSING UNITS | 1227 | 4685 | 3458 | 281.8 | 17888 |
| 2. TENURE | | | | | |
| OWNER OCCUPIED | 8 | 16 | 8 | 100.0 | 32 |
| RENTER OCCUPIED | 1151 | 3918 | 2767 | 240.3 | 13336 |
| VACANT | 68 | 751 | 683 | 1004.4 | 8294 |
| 3. CONDITION | | | | | |
| DILAP. OR LACK PLBG. | 113 | 1813 | 1700 | 1504.4 | 29088 |
| 4. OCCUPANCY | | | | | |
| MED. PERSONS/UNIT | 15 | 11 | -4 | -26.6 | 8 |
| UNITS OVERCROWDED | 64 | 249 | 185 | 289.0 | 968 |
| 5. STRUCTURE TYPE | | | | | |
| SINGLE FAMILY | 14 | 0 | -14 | -100.0 | 0 |
| 2-4 UNITS | 2 | 5 | 3 | 150.0 | 12 |
| 5 OR MORE UNITS | 1211 | 4680 | 3469 | 286.4 | 18086 |
| 6. RENT-VALUE | | | | | |
| MEDIAN RENT | 43 | 58 | 15 | 34.9 | 78 |
| MEDIAN VALUE | 0 | 0 | 0 | 0.0 | 0 |



CENSUS TRACT A 23

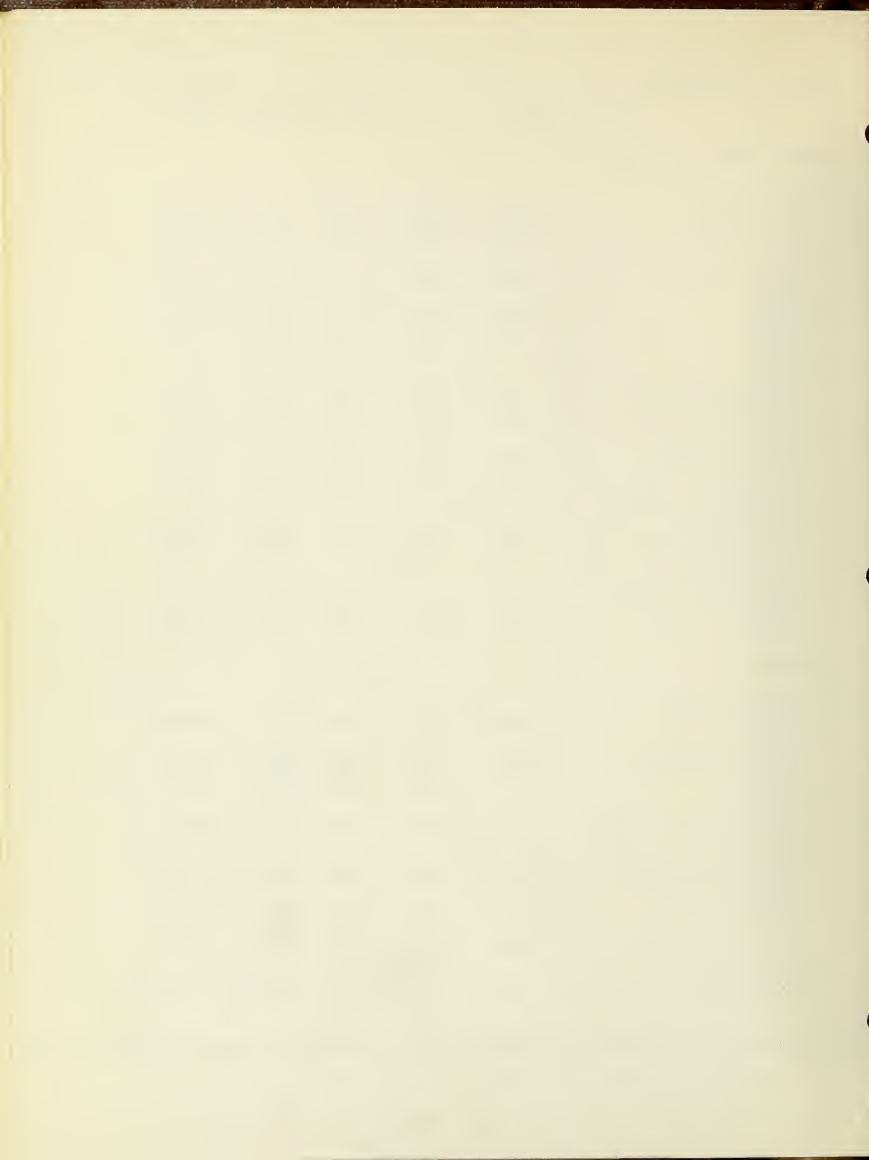
| | 1950 VALUE | 1960 VALUE | NET CHANGE | PER CENT CHANGE | TREND VALUE 1970 |
|--|---------------|---------------|---------------|--------------------|------------------------|
|--|---------------|---------------|---------------|--------------------|------------------------|

POPULATION

| | | | | | |
|----------------------|------|------|-------|-------|------|
| 1. NUMBER | | | | | |
| POPULATION | 5899 | 4887 | -1012 | -17.1 | 4048 |
| HOUSEHOLDS | 2008 | 3958 | 1950 | 97.1 | 7801 |
| 2. FAMILY COMP. | | | | | |
| FAMILIES | 1160 | 681 | -479 | -41.2 | 399 |
| UNREL. INDIV. | 3195 | 3261 | 66 | 2.0 | 3328 |
| 3. RACE | | | | | |
| WHITE | 5803 | 4732 | -1071 | -18.4 | 3858 |
| NEGRO | 29 | 19 | -10 | -34.4 | 12 |
| OTHER | 67 | 136 | 69 | 102.9 | 276 |
| 4. AGE | | | | | |
| UNDER 21 YRS | 374 | 215 | -159 | -42.5 | 123 |
| 65 YRS AND OVER | 720 | 1269 | 549 | 76.2 | 2236 |
| 21-64 YRS | 4805 | 3403 | -1402 | -29.1 | 2410 |
| 5. INCOME + EDUC. | | | | | |
| MEDIAN INCOME | 2329 | 2939 | 610 | 26.1 | 3708 |
| MED. SCHOOL YRS. | 11.6 | 11.4 | -2 | -1.7 | 11.2 |
| LESS THAN HS EDUC. | 2515 | 2350 | -165 | -6.5 | 2195 |
| 6. EMPLOYMENT STATUS | | | | | |
| LABOR FORCE | 3760 | 2987 | -773 | -20.5 | 2372 |
| P.C. UNEMPLOYED | 1684 | 1028 | -656 | -38.9 | 627 |
| P.C. WOMEN IN L.F. | 32 | 32 | 0 | 0.0 | 32 |
| 7. OCCUPATION | | | | | |
| PROFESSION. + MGR. | 516 | 305 | -211 | -40.8 | 180 |
| CLERICAL + SALES | 1060 | 747 | -313 | -29.5 | 526 |
| OTHER | 1557 | 1608 | 51 | 3.2 | 1660 |

HOUSING

| | | | | | |
|----------------------|------|------|------|--------|-------|
| 1. NUMBER | | | | | |
| HOUSING UNITS | 2068 | 4447 | 2379 | 115.0 | 9562 |
| 2. TENURE | | | | | |
| OWNER OCCUPIED | 18 | 76 | 58 | 322.2 | 320 |
| RENTER OCCUPIED | 2019 | 3882 | 1863 | 92.2 | 7464 |
| VACANT | 31 | 489 | 458 | 1477.4 | 7713 |
| 3. CONDITION | | | | | |
| DILAP. OR LACK PLBG. | 117 | 1659 | 1542 | 1317.9 | 23523 |
| 4. OCCUPANCY | | | | | |
| MED. PERSONS/UNIT | 16 | 11 | -5 | -31.2 | 7 |
| UNITS OVERCROWDED | 113 | 143 | 30 | 26.5 | 180 |
| 5. STRUCTURE TYPE | | | | | |
| SINGLE FAMILY | 24 | 135 | 111 | 462.5 | 759 |
| 2-4 UNITS | 9 | 51 | 42 | 466.6 | 288 |
| 5 OR MORE UNITS | 2035 | 4261 | 2226 | 109.3 | 8921 |
| 6. RENT-VALUE | | | | | |
| MEDIAN RENT | 40 | 54 | 14 | 35.0 | 73 |
| MEDIAN VALUE | 0 | 0 | -0 | 0.0 | 0 |



SECTION 6

IMPROVEMENT AND CONSTRUCTION ACTIVITY INDICATORS, BY CENSUS TRACT

While the information from Section 5 is helpful in determining the kinds of changes that are taking place in housing throughout San Francisco, it does not provide sufficient information about the process of building improvement and new construction. These activities are, of course, central to renewal strategy planning, and knowledge of up-to-date changes is of prime importance.

To obtain such information a sample survey of building permit applications was undertaken as a part of the CRP study. The survey data has been aggregated on a Census Tract basis and is presented on two sets of tables to follow. The first deals with improvements to existing residential structures. The sample for this set included all permits for improvement on one day of each month in 1962, 1963, and 1964; the first working day in January, the

Arthur D. Little, Inc.

second working day in February, etc.. The second set describes new construction activity in each Tract. The sample for this set included all permits for new residential construction in the first 15 days of: July, August, September and December, 1962; each month in 1963; and each month in 1964.

In all the tables data were derived from the "work to be undertaken" section of the permit application forms. For the first set - Improvement Activity tables - the column headings are defined as follows:

1. IMPROVEMENT TYPES

a. "MAINT.": Entries from applications in which the work to be undertaken was of a maintenance character; i.e., to return the structure to its original condition.

b. "MOD.": Entries from applications in which the work to be undertaken was of a modernization character; i.e., to improve the structure beyond its original condition by remodeling and/or additions.

c. "FIRE": Entries from applications in which the work to be undertaken was the repair of damage caused by fire.

2. INITIATED BY

a. "OWNER": Applications which were initiated voluntarily by the owner of the property. (Repair of fire damage was assumed to be owner-initiated in all cases).

b. "CITY": Applications which were required by the City as a result of inspection by a City Inspector.

Row headings for the Improvement Activity tables are defined as follows:

1. "\$ INVESTED (IN THOUSANDS)": The value of the work to be undertaken as declared on the application.

2. "HOUSING UNITS AFFECTED": Number of housing units to be affected by the work.

3. "AVERAGE \$ PER UNITS AFFECTED": Row 1 figure divided by Row 2 figure in each column.

Arthur D. Little, Inc.

4. "PER CENT OF UNITS AFFECTED": Units in each column of Row 2 as a per cent of the TOTAL column of Row 2.

5. "\$/100 1960 HOUSING UNITS": Total dollars invested (Row 1) in the sample for the Tract, per 100 housing units in the Tract in 1960.

6. "UNITS AFFECTED/100 1960 HOUSING UNITS": Total units affected (Row 2) in the sample for the Tract, per 100 housing units in the Tract in 1960.

In the second set - Construction Activity tables - column headings refer to the number of units per structure and should be self-explanatory. Row headings compare exactly with the row headings on the Improvement Activity tables with the exception that they refer to units to be constructed rather than units affected by improvement activities.

NOTE: For some Census Tracts no tables are presented. This means that there were no applications for the Tract in the sample. For comparative purposes, therefore, the dollars invested and units affected are considered to be zero.

Arthur D. Little, Inc.



PROGRAMMING AREA 2

| | IMPROVEMENT TYPE | | | INITIATED BY | | |
|-----------------|------------------|------|-------|--------------|-------|-------|
| | MAINT. | MOD. | FIRE | CITY | OWNER | TOTAL |
| \$ INVESTED | | | | | | |
| (IN THOUSANDS) | 20.2 | 46.1 | 0.0 | 32.6 | 33.7 | 66.3 |
| HOUSING UNITS | | | | | | |
| AFFECTED | 204 | 161 | 0 | 277 | 88 | 365 |
| AVE. \$ PER | | | | | | |
| UNITS AFFECTED | 99. | 286. | 0. | 117. | 383. | 181. |
| PER CENT OF | | | | | | |
| UNITS AFFECTED | 55.8 | 44.1 | 0.0 | 75.8 | 24.1 | 100.0 |
| \$/100 1960 | | | | | | |
| HOUSING UNITS | 81. | 184. | 0. | 130. | 134. | 265. |
| UNITS AFFECTED/ | | | | | | |
| 100 1960 UNITS | .814 | .642 | 0.000 | 1.106 | .351 | 1.457 |

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)

second working day in February, etc.. The second set describes new construction activity in each Tract. The sample for this set included all permits for new residential construction in the first 15 days of: July, August, September and December, 1962; each month in 1963; and each month in 1964.

In all the tables data were derived from the "work to be undertaken" section of the permit application forms. For the first set - Improvement Activity tables - the column headings are defined as follows:

1. IMPROVEMENT TYPES

a. "MAINT.": Entries from applications in which the work to be undertaken was of a maintenance character; i.e., to return the structure to its original condition.

b. "MOD.": Entries from applications in which the work to be undertaken was of a modernization character; i.e., to improve the structure beyond its original condition by remodeling and/or additions.

c. "FIRE": Entries from applications in which the work to be undertaken was the repair of damage caused by fire.

2. INITIATED BY

a. "OWNER": Applications which were initiated voluntarily by the owner of the property. (Repair of fire damage was assumed to be owner-initiated in all cases).

b. "CITY": Applications which were required by the City as a result of inspection by a City Inspector.

Row headings for the Improvement Activity tables are defined as follows:

1. "\$ INVESTED (IN THOUSANDS)": The value of the work to be undertaken as declared on the application.

2. "HOUSING UNITS AFFECTED": Number of housing units to be affected by the work.

3. "AVERAGE \$ PER UNITS AFFECTED": Row 1 figure divided by Row 2 figure in each column.

Arthur D. Little, Inc.

4. "PER CENT OF UNITS AFFECTED": Units in each column of Row 2 as a per cent of the TOTAL column of Row 2.

5. "\$/100 1960 HOUSING UNITS": Total dollars invested (Row 1) in the sample for the Tract, per 100 housing units in the Tract in 1960.

6. "UNITS AFFECTED/100 1960 HOUSING UNITS": Total units affected (Row 2) in the sample for the Tract, per 100 housing units in the Tract in 1960.

In the second set - Construction Activity tables - column headings refer to the number of units per structure and should be self-explanatory. Row headings compare exactly with the row headings on the Improvement Activity tables with the exception that they refer to units to be constructed rather than units affected by improvement activities.

NOTE: For some Census Tracts no tables are presented. This means that there were no applications for the Tract in the sample. For comparative purposes, therefore, the dollars invested and units affected are considered to be zero.

Arthur D. Little, Inc.



PROGRAMMING AREA 2

| | IMPROVEMENT TYPE | | | INITIATED BY | | |
|-----------------|------------------|------|-------|--------------|-------|-------|
| | MAINT. | MOD. | FIRE | CITY | OWNER | TOTAL |
| \$ INVESTED | | | | | | |
| (IN THOUSANDS) | 20.2 | 46.1 | 0.0 | 32.6 | 33.7 | 66.3 |
| HOUSING UNITS | | | | | | |
| AFFECTED | 204 | 161 | 0 | 277 | 88 | 365 |
| AVE. \$ PER | | | | | | |
| UNITS AFFECTED | 99. | 286. | 0. | 117. | 383. | 181. |
| PER CENT OF | | | | | | |
| UNITS AFFECTED | 55.8 | 44.1 | 0.0 | 75.8 | 24.1 | 100.0 |
| \$/100 1960 | | | | | | |
| HOUSING UNITS | 81. | 184. | 0. | 130. | 134. | 265. |
| UNITS AFFECTED/ | | | | | | |
| 100 1960 UNITS | .814 | .642 | 0.000 | 1.106 | .351 | 1.457 |

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT A17

| | IMPROVEMENT TYPE | | | INITIATED BY | | TOTAL |
|-----------------|------------------|-------|-------|--------------|-------|-------|
| | MAINT. | MOD. | FIRE | CITY | OWNER | |
| \$ INVESTED | | | | | | |
| (IN THOUSANDS) | .3 | 30.0 | 0.0 | 0.0 | 30.3 | 30.3 |
| HOUSING UNITS | | | | | | |
| AFFECTED | 1 | 29 | 0 | 0 | 30 | 30 |
| AVE. \$ PER | | | | | | |
| UNITS AFFECTED | 300. | 1034. | 0. | 0. | 1010. | 1010. |
| PER CENT OF | | | | | | |
| UNITS AFFECTED | 3.3 | 96.6 | 0.0 | 0.0 | 100.0 | 100.0 |
| \$/100 1960 | | | | | | |
| HOUSING UNITS | 15. | 1544. | 0. | 0. | 1560. | 1560. |
| UNITS AFFECTED/ | | | | | | |
| 100 1960 UNITS | .051 | 1.493 | 0.000 | 0.000 | 1.544 | 1.544 |

CENSUS TRACT A18

| | IMPROVEMENT TYPE | | | INITIATED BY | | TOTAL |
|-----------------|------------------|-------|-------|--------------|-------|-------|
| | MAINT. | MOD. | FIRE | CITY | OWNER | |
| \$ INVESTED | | | | | | |
| (IN THOUSANDS) | 7.5 | 0.0 | 0.0 | 7.5 | 0.0 | 7.5 |
| HOUSING UNITS | | | | | | |
| AFFECTED | 57 | 0 | 0 | 57 | 0 | 57 |
| AVE. \$ PER | | | | | | |
| UNITS AFFECTED | 131. | 0. | 0. | 131. | 0. | 131. |
| PER CENT OF | | | | | | |
| UNITS AFFECTED | 100.0 | 0.0 | 0.0 | 100.0 | 0.0 | 100.0 |
| \$/100 1960 | | | | | | |
| HOUSING UNITS | 210. | 0. | 0. | 210. | 0. | 210. |
| UNITS AFFECTED/ | | | | | | |
| 100 1960 UNITS | 1.598 | 0.000 | 0.000 | 1.598 | 0.000 | 1.598 |

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT A20

| | IMPROVEMENT TYPE | | | INITIATED BY | | |
|-----------------|------------------|-------|-------|--------------|-------|-------|
| | MAINT. | MOD. | FIRE | CITY | OWNER | TOTAL |
| \$ INVESTED | | | | | | |
| (IN THOUSANDS) | 9.4 | 1.0 | 0.0 | 8.0 | 2.4 | 10.4 |
| HOUSING UNITS | | | | | | |
| AFFECTED | 79 | 42 | 0 | 70 | 51 | 121 |
| AVE. \$ PER | | | | | | |
| UNITS AFFECTED | 120. | 23. | 0. | 114. | 48. | 86. |
| PER CENT OF | | | | | | |
| UNITS AFFECTED | 65.2 | 34.7 | 0.0 | 57.8 | 42.1 | 100.0 |
| \$/100 1960 | | | | | | |
| HOUSING UNITS | 226. | 23. | 0. | 190. | 59. | 250. |
| UNITS AFFECTED/ | | | | | | |
| 100 1960 UNITS | 1.884 | 1.002 | 0.000 | 1.670 | 1.216 | 2.887 |

CENSUS TRACT A21

| | IMPROVEMENT TYPE | | | INITIATED BY | | |
|-----------------|------------------|-------|-------|--------------|-------|-------|
| | MAINT. | MOD. | FIRE | CITY | OWNER | TOTAL |
| \$ INVESTED | | | | | | |
| (IN THOUSANDS) | 0.0 | 1.6 | 0.0 | .6 | 1.0 | 1.6 |
| HOUSING UNITS | | | | | | |
| AFFECTED | 0 | 67 | 0 | 60 | 7 | 67 |
| AVE. \$ PER | | | | | | |
| UNITS AFFECTED | 0. | 23. | 0. | 10. | 142. | 23. |
| PER CENT OF | | | | | | |
| UNITS AFFECTED | 0.0 | 100.0 | 0.0 | 89.5 | 10.4 | 100.0 |
| \$/100 1960 | | | | | | |
| HOUSING UNITS | 0. | 25. | 0. | 9. | 16. | 25. |
| UNITS AFFECTED/ | | | | | | |
| 100 1960 UNITS | 0.000 | 1.079 | 0.000 | .966 | .112 | 1.079 |

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT A22

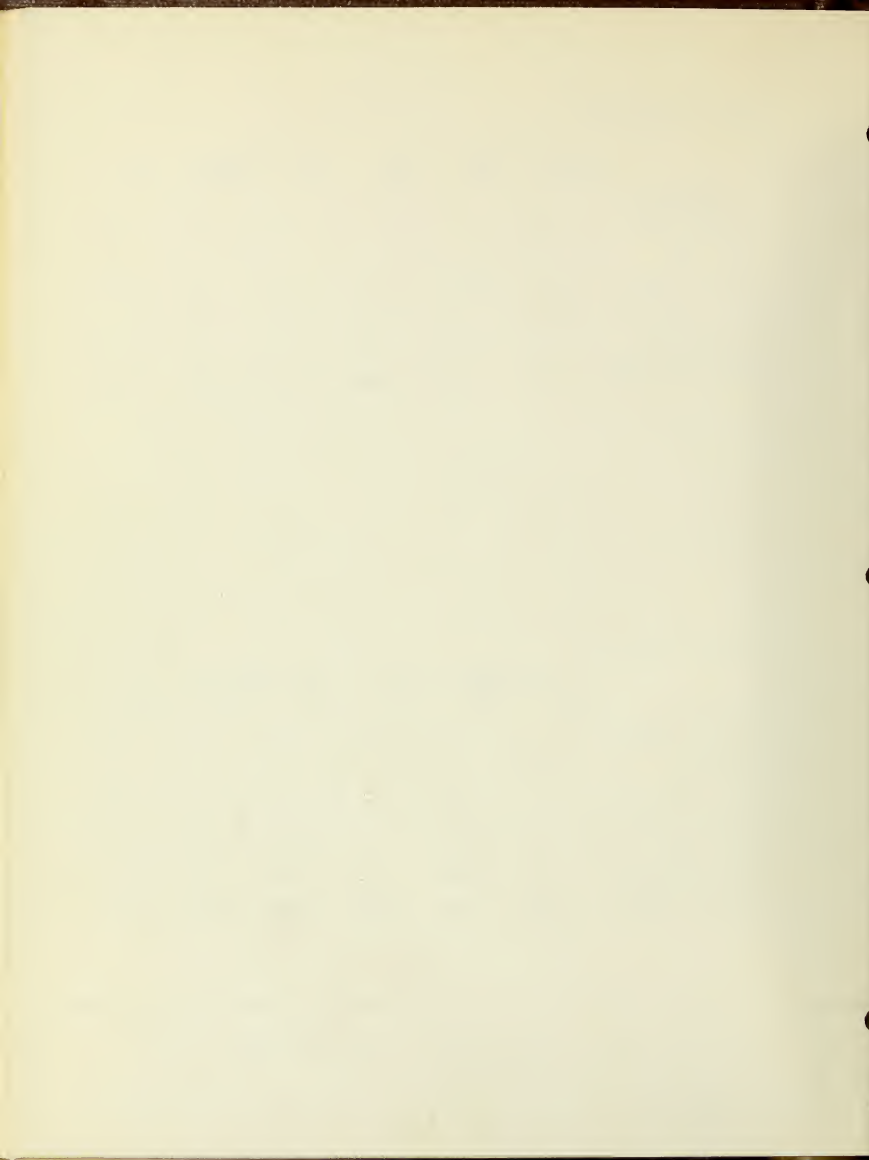
| | IMPROVEMENT TYPE | | | INITIATED BY | | TOTAL |
|-----------------|------------------|-------|-------|--------------|-------|-------|
| | MAINT. | MOD. | FIRE | CITY | OWNER | |
| \$ INVESTED | | | | | | |
| (IN THOUSANDS) | 2.5 | 6.0 | 0.0 | 8.5 | 0.0 | 8.5 |
| HOUSING UNITS | | | | | | |
| AFFECTED | 24 | 5 | 0 | 29 | 0 | 29 |
| AVE. \$ PER | | | | | | |
| UNITS AFFECTED | 104. | 1200. | 0. | 293. | 0. | 293. |
| PER CENT OF | | | | | | |
| UNITS AFFECTED | 82.7 | 17.2 | 0.0 | 100.0 | 0.0 | 100.0 |
| \$/100 1960 | | | | | | |
| HOUSING UNITS | 53. | 128. | 0. | 181. | 0. | 181. |
| UNITS AFFECTED/ | | | | | | |
| 100 1960 UNITS | .512 | .106 | 0.000 | .618 | 0.000 | .618 |

CENSUS TRACT A23

| | IMPROVEMENT TYPE | | | INITIATED BY | | TOTAL |
|-----------------|------------------|------|-------|--------------|-------|-------|
| | MAINT. | MOD. | FIRE | CITY | OWNER | |
| \$ INVESTED | | | | | | |
| (IN THOUSANDS) | .5 | 7.5 | 0.0 | 8.0 | 0.0 | 8.0 |
| HOUSING UNITS | | | | | | |
| AFFECTED | 43 | 18 | 0 | 61 | 0 | 61 |
| AVE. \$ PER | | | | | | |
| UNITS AFFECTED | 11. | 416. | 0. | 131. | 0. | 131. |
| PER CENT OF | | | | | | |
| UNITS AFFECTED | 70.4 | 29.5 | 0.0 | 100.0 | 0.0 | 100.0 |
| \$/100 1960 | | | | | | |
| HOUSING UNITS | 11. | 168. | 0. | 179. | 0. | 179. |
| UNITS AFFECTED/ | | | | | | |
| 100 1960 UNITS | .966 | .404 | 0.000 | 1.371 | 0.000 | 1.371 |

IMPROVEMENT ACTIVITY INDICATORS

Sample 1962-1964 (See text for source and detail)



PROGRAMMING AREA 2

| | SINGLE FAMILY | 2-4 UNITS | 5+ UNITS | TOTAL |
|-------------------------------|------------------|--------------|-------------|---------|
| \$ INVESTED (IN THOUSANDS) | 0.0 | 377.8 | 5870.0 | 6247.8 |
| UNITS CONSTRUCTED | 0. | 22. | 184. | 206. |
| AVE. \$/UNIT | 0. | 17172. | 31902. | 30329. |
| PCT. OF UNITS | 0.0 | 10.6 | 89.3 | 100.0 |
| \$/100 1960 UNITS | 0. | 10711. | 166430. | 177142. |
| UNITS/100 1960 UNITS | 0.000 | .623 | 5.216 | 5.840 |

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



CENSUS TRACT A16

| | SINGLE FAMILY | 2-4 UNITS | 5+ UNITS | TOTAL |
|-------------------------------|------------------|--------------|-------------|---------|
| \$ INVESTED (IN THOUSANDS) | 0.0 | 377.8 | 5810.0 | 6187.8 |
| UNITS CONSTRUCTED | 0. | 22. | 178. | 200. |
| AVE. \$/UNIT | 0. | 17172. | 32640. | 30939. |
| PCT. OF UNITS | 0.0 | 11.0 | 89.0 | 100.0 |
| \$/100 1960 UNITS | 0. | 23835. | 366561. | 390397. |
| UNITS/100 1960 UNITS | 0.000 | 1.388 | 11.230 | 12.618 |

CENSUS TRACT A17

| | SINGLE FAMILY | 2-4 UNITS | 5+ UNITS | TOTAL |
|-------------------------------|------------------|--------------|-------------|--------|
| \$ INVESTED (IN THOUSANDS) | 0.0 | 0.0 | 60.0 | 60.0 |
| UNITS CONSTRUCTED | 0. | 0. | 6. | 6. |
| AVE. \$/UNIT | 0. | 0. | 10000. | 10000. |
| PCT. OF UNITS | 0.0 | 0.0 | 100.0 | 100.0 |
| \$/100 1960 UNITS | 0. | 0. | 3089. | 3089. |
| UNITS/100 1960 UNITS | 0.000 | 0.000 | .308 | .308 |

NEW CONSTRUCTION INDICATORS

Sample 1962-1964 (See text for source and detail)



SECTION 7

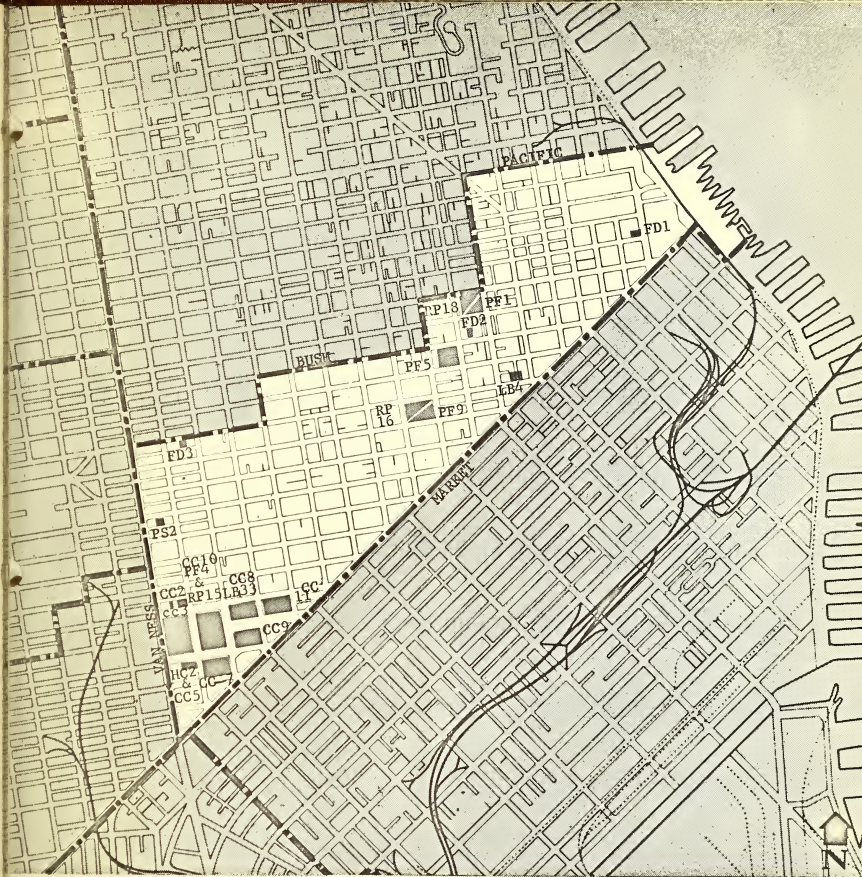
PUBLIC FACILITIES

The following map and table show the public facilities which existed within the Programming Area as of January 1965. The location of these facilities in relation to housing and social problem areas point out focal points for improvement. Analysis of these locations and types is of great benefit, therefore, in the renewal programming process.

Under the CRP a series of detailed studies of public facilities and proposed capital improvements were undertaken by the Arthur D. Little, Inc. staff. The inventory information in this section represents only a small part of this work. The remainder will be published in a limited number of copies and will be on file with the San Francisco Department of City Planning under the title: Capital Facility Analysis for Renewal Programming.

Arthur D. Little, Inc.





PUBLIC FACILITIES, 1965

Programming Area 2

SAN FRANCISCO
COMMUNITY RENEWAL PROGRAM

CRP



PROGRAMMING AREA 2

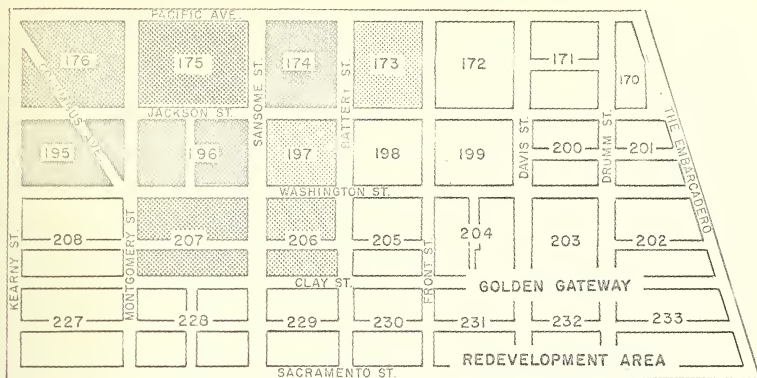
EXISTING FACILITIES

| CODE | | NAME | BLOCK NUMBER | CRP NEIGH | ACRES | EMPLOY MENT |
|-------|----|-------------------------|-----------------|--------------|-------|----------------|
| CC | 1 | CIVIC CENTER VACANT | 766 | 13 | .38 | 0 |
| CC | 2 | CIVIC CTR CITY HALL ANN | 766 | 13 | .17 | 0 |
| CC | 3 | CIVIC CENTER CITY HALL | 787 | 13 | 5.50 | 0 |
| CC | 5 | CIVIC CTR HEALTH BLDNG | 811 | 13 | .57 | 0 |
| CC | 7 | CIVIC CTR AUDITORIUM | 812 | 13 | 2.60 | 0 |
| CC | 8 | CIVIC CTR MAIN LIBRARY | 353 | 13 | 2.07 | 101 |
| CC | 9 | CIVIC CTR MARSHALL SQU | 354 | 13 | 2.11 | 0 |
| CC | 10 | CIVIC CENTER PLAZA | 788 | 13 | 5.80 | 0 |
| PS | 2 | NORTHERN POLICE STATION | 739 | 13 | .23 | 128 |
| FD | 1 | ENGINE COMPANY ONE | 232 | 10 | .21 | 17 |
| FD | 2 | ENGINE COMPANY TWO | 270 | 11 | .71 | 38 |
| FD | 3 | ENGINE COMPANY THREE | 693 | 13 | .08 | 38 |
| FD | 10 | ENGINE COMPANY TEN | 3594 | 53 | 1.72 | 40 |
| HC | 2 | CENTRAL HEALTH CENTER | 811 | 13 | .57 | 17 |
| LB | 4 | BUSINESS LIBRARY | 292 | 11 | .23 | 5 |
| LB | 33 | MAIN LIBRARY | 353 | 13 | 2.07 | 101 |
| RP | 15 | CIVIC CENTER PLAZA | 788 | 13 | 5.86 | 0 |
| RP | 16 | UNION SQUARE | 308 | 11 | 2.60 | 0 |
| RP | 18 | ST MARYS SQUARE | 258 | 11 | .85 | 0 |
| PF | 1 | ST MARYS GARAGE | 258 | 11 | 5.67 | 28 |
| PF | 4 | CIVIC CENTER PLAZA PKNG | 788 | 13 | 5.80 | 14 |
| PF | 5 | SUTTER STOCKTON PKNG | 286 | 11 | 1.17 | 21 |
| PF | 9 | UNION SQUARE PARKING | 308 | 11 | 2.60 | 61 |
| TOTAL | | | | | 49.57 | 609 |

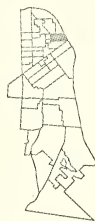
1911

RECEIVED - THE SECRETARY
OF THE INTERIOR

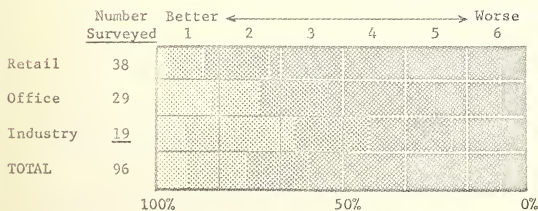
GOLDEN GATEWAY AREA



SCALE (in feet)
0 200 400 800



CONDITION OF STRUCTURES



LEGEND

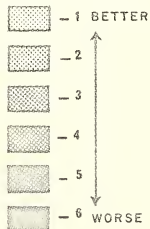


FIGURE 10



GOLDEN GATEWAY AREATABLE 22-A

Estimated Floor Area by Activity
1947 - 1963 - 1977
(In Acres)

| <u>Activity</u> | <u>1947</u> | <u>1963</u> | <u>1977</u> |
|-------------------------|--------------|--------------|--------------|
| Office | 15.30 | 17.97 | 19.46 |
| Public & Institutional | 10.99 | 10.14 | 20.95 |
| Retail | 14.42 | 11.19 | 10.42 |
| Wholesale | 6.70 | 5.00 | 4.99 |
| Utilities | 4.78 | .19 | .18 |
| Light Industry | 26.79 | 12.54 | 8.03 |
| Medium Industry | 20.82 | 15.78 | 4.29 |
| Heavy Industry | 1.98 | 0 | .39 |
| Garages & Used Car Lots | 1.82 | 2.21 | 1.80 |
| Parking | <u>.62</u> | <u>4.09</u> | <u>8.06</u> |
| Total | <u>85.72</u> | <u>62.11</u> | <u>78.57</u> |

Source: Dept. of City Planning, San Francisco, and Arthur D. Little, Inc.

TABLE 22-BIndustrial Profile

| <u>Industry</u> | <u>Survey Empl.</u> | <u>No. of Firms</u> | <u>No. of Empl.</u> | <u>Land Area (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Median Condition Classi- fication</u> |
|---------------------------------------|-------------------------|-------------------------|-------------------------|--------------------------------|----------------------------------|--|
| Dry Goods & Apparel | | | | | | |
| Wholesalers | 97 | 1 | 13 | 10,200 | 21,600 | 5 |
| Grocery Wholesalers | 55 | 3 | 127 | 15,400 | 52,100 | 5 |
| Misc. Wholesalers | 150 | 8 | 266 | 59,900 | 133,900 | 3 |
| General Contractors | 198 | 0 | 0 | 9,700 | 50,000 | 1 |
| Food Manufacturing | 185 | 2 | 81 | 45,100 | 124,600 | 3 |
| Apparel Manu- facturing | 36 | 10 | 338 | 16,800 | 23,500 | 6 |
| Printing & Publishing | 1,250 | 12 | 675 | 111,400 | 292,800 | 1 |
| Furniture & Home Furnishing Stores | 53 | 0 | 0 | 19,100 | 38,400 | 4 |
| Eating & Drinking Places | 272 | 13 | 329 | 64,500 | 133,900 | 5 |
| Banking | 455 | 2 | 787 | 19,900 | 173,900 | 2 |
| Misc. Services | 453 | 9 | 470 | 73,800 | 274,600 | 4 |
| Automotive Repairs & Services | 36 | 1 | 10 | 117,900 | 83,100 | 2 |

Source: Dept. of Employment, State of California,
and Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 22-C

Condition of Structure by Industry

| Industry | | Condition Classification | | | | | |
|------------------------------------|-------------|--------------------------|--------|--------|--------|--------|--------|
| | | 1 | 2 | 3 | 4 | 5 | 6 |
| Dry Goods & Apparel Wholesalers | Floor Space | | 2,600 | 5,900 | 900 | 12,300 | |
| | Employment | | 4 | 8 | 2 | 83 | |
| Grocery Wholesalers | Floor Space | | | 2,000 | 27,600 | 11,300 | 11,300 |
| | Employment | | | 6 | 35 | 8 | 6 |
| Misc. Wholesalers | Floor Space | 1,000 | 23,400 | 49,500 | 20,200 | 37,200 | 2,500 |
| | Employment | 6 | 39 | 25 | 12 | 66 | 2 |
| General Contractors | Floor Space | 42,900 | | 3,900 | 1,800 | 1,500 | |
| | Employment | 175 | | 15 | 2 | 6 | |
| Food Manufacturing | Floor Space | 8,600 | | 97,500 | 18,500 | | |
| | Employment | 35 | | 120 | 30 | | |
| Apparel Manufacturing | Floor Space | | | 3,500 | | 3,500 | 16,500 |
| | Employment | | | 15 | | 15 | 6 |
| Printing & Publishing | Floor Space | 177,100 | 15,000 | 36,700 | 8,000 | 7,500 | 18,500 |
| | Employment | 550 | 35 | 258 | 17 | 15 | 375 |
| Furniture & Home Furnishing Stores | Floor Space | | | 7,500 | 18,200 | 12,700 | |
| | Employment | | | 6 | 27 | 20 | |
| Eating & Drinking Places | Floor Space | 6,100 | | 6,000 | 50,500 | 13,900 | 57,400 |
| | Employment | 35 | | 21 | 71 | 89 | 56 |
| Banking | Floor Space | 60,000 | 60,000 | | 53,900 | | |
| | Employment | 175 | 175 | | 105 | | |
| Misc. Services | Floor Space | 30,100 | 32,100 | 38,900 | 90,100 | 80,900 | 2,500 |
| | Employment | 85 | 43 | 66 | 172 | 85 | 2 |
| Automotive Repairs & Services | Floor Space | 7,500 | 27,500 | | 5,600 | | |
| | Employment | 2 | 6 | | 6 | | |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.

NOTE: Floor space expressed in square feet

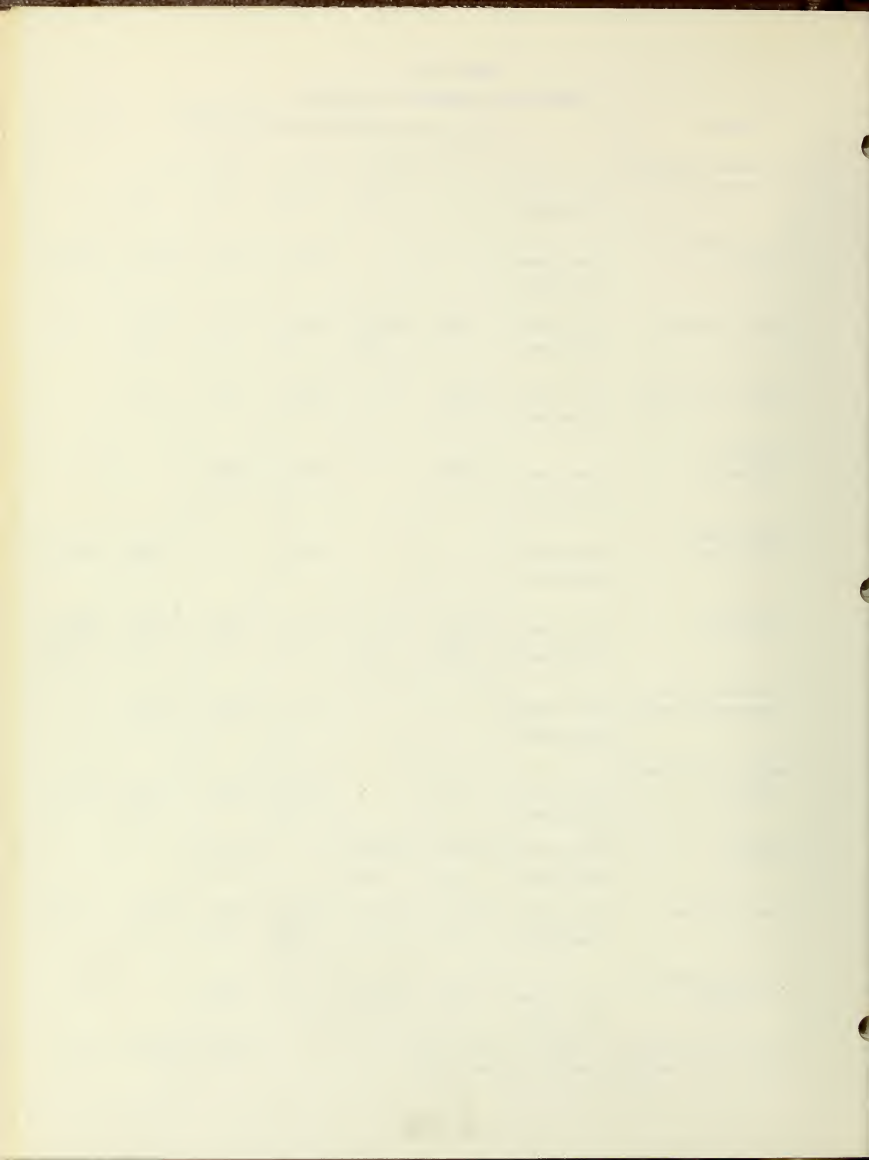


TABLE 22-D
Area Profile by Condition Classification

| Condition Classification | | <u>Employment</u> | | <u>Land Area</u> | | <u>Floor Space (sq. ft.)</u> | |
|-----------------------------|---|-------------------|-------------------|------------------|-------------------|----------------------------------|-------------------|
| | | <u>No.</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> |
| Better | 1 | 1,236 | 29 | 1 16,000 | 19 | 657,500 | 31 |
| | 2 | 702 | 17 | 85,500 | 14 | 324,500 | 15 |
| | 3 | 620 | 15 | 133,000 | 22 | 304,500 | 15 |
| | 4 | 588 | 14 | 135,000 | 22 | 406,000 | 19 |
| | 5 | 435 | 10 | 96,000 | 16 | 264,500 | 13 |
| Worse | 6 | 640 | 15 | 52,500 | 8 | 140,000 | 7 |
| Not | 7 | 51 | | 81,500 | | 87,500 | |
| Graded | 8 | <u>16</u> | <u>—</u> | <u>74,500</u> | <u>—</u> | <u>0</u> | <u>—</u> |
| Total | | <u>4,288</u> | <u>100</u> | <u>774,500</u> | <u>100</u> | <u>2,184,500</u> | <u>100</u> |

Source: Field Survey, Arthur D. Little, Inc.

TABLE 22-E
Structure Profile

| <u>Structure Type</u> | <u>Land Area (sq. ft.)</u> | <u>Total Floor Space (sq. ft.)</u> | <u>Vacant Floor Space (sq. ft.)</u> |
|-----------------------|--------------------------------|--|---|
| Office | 181,500 | 983,000 | 56,500 |
| Retail | 181,000 | 459,500 | 91,400 |
| Industry | 212,500 | 544,500 | 15,000 |
| Special | <u>199,500</u> | <u>197,500</u> | <u>33,000</u> |
| Total | <u>774,500</u> | <u>2,184,500</u> | <u>195,900</u> |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.

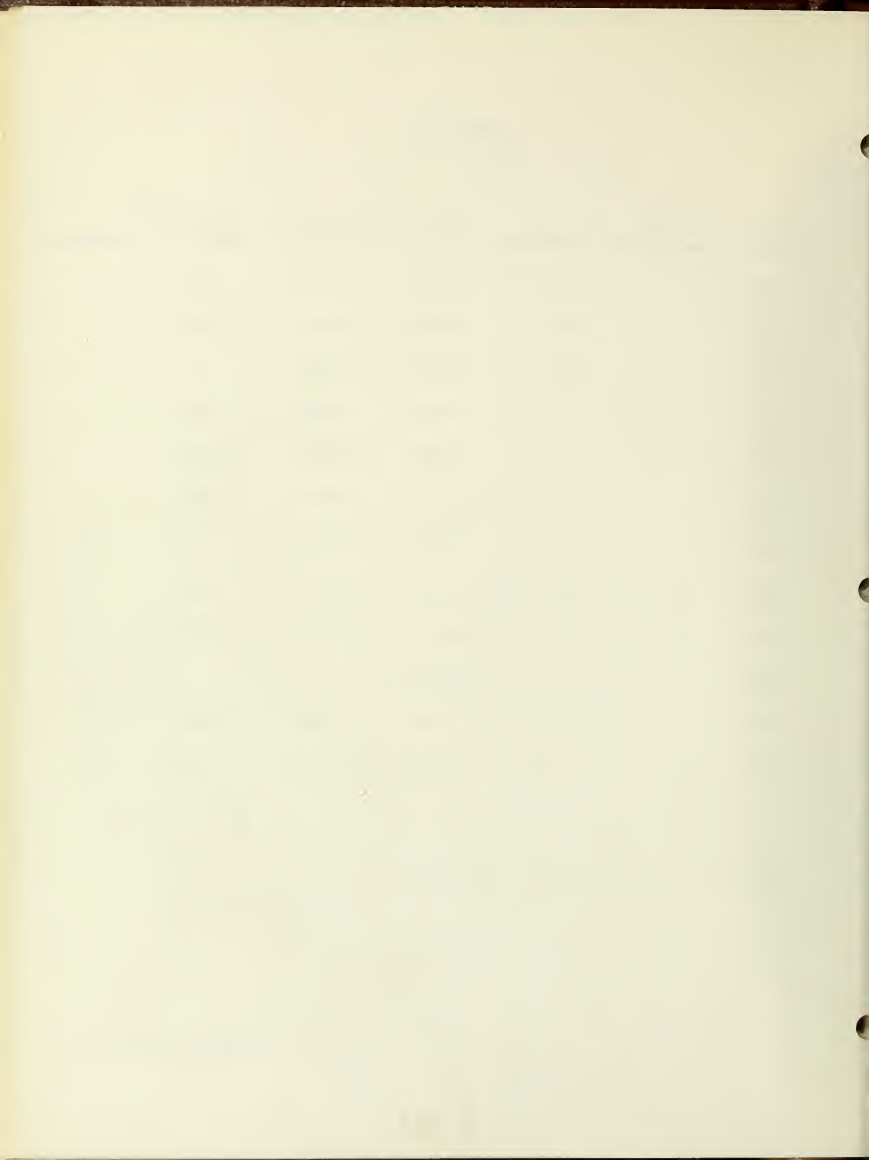


TABLE 22-F
Block Profile

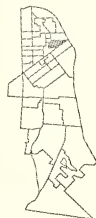
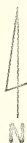
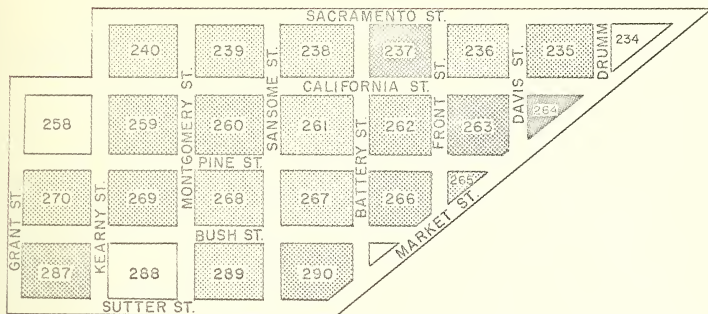
| Block Number | Av. Weighted Condition Classification | Employment | Land Area in Use (sq. ft.) | Floor Space (sq. ft.) | Vacancy | |
|-----------------|---|------------|----------------------------------|--------------------------|--------------------------|------------|
| | | | | | Floor Space (sq. ft.) | Percentage |
| 173 | 2 | 435 | 85,000 | 172,500 | 7,500 | 4 |
| 174 | 5 | 372 | 70,000 | 210,000 | 58,000 | 28 |
| 175 | 4 | 692 | 107,500 | 265,000 | 0 | 0 |
| 176 | 6 | 260 | 53,500 | 81,000 | 7,400 | 9 |
| 195 | 6 | 54 | 51,000 | 109,500 | 15,000 | 14 |
| 196 | 5 | 372 | 126,500 | 298,500 | 55,500 | 19 |
| 197 | 1 | 450 | 60,000 | 430,000 | 0 | 0 |
| 206 | 3 | 914 | 61,500 | 275,000 | 7,500 | 3 |
| 207 | 3 | 698 | 111,000 | 328,000 | 30,000 | 9 |
| 208 | | 37 | 33,000 | 0 | 0 | 0 |
| 228 | | 2 | 2,500 | 15,000 | 15,000 | 100 |
| 229 | | 2 | 13,000 | 0 | 0 | 0 |

Source: Field Survey, Arthur D. Little, Inc.

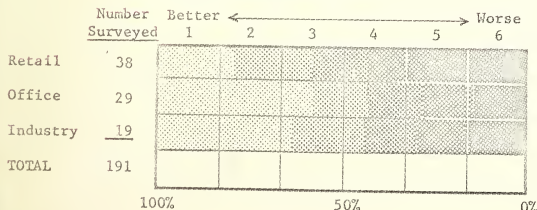
Arthur D. Little, Inc.



FINANCIAL AREA



CONDITION OF STRUCTURES



LEGEND

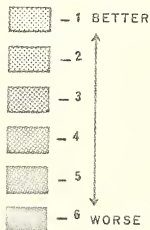


FIGURE 11



FINANCIAL AREA

TABLE 23-A

Estimated Floor Area by Activity
1947 - 1963 - 1977
(In Acres)

| <u>Activity</u> | <u>1947</u> | <u>1963</u> | <u>1977</u> |
|-------------------------|--------------|--------------|--------------|
| Office | 34.09 | 48.64 | 50.36 |
| Public & Institutional | .30 | 1.22 | 2.72 |
| Retail | 30.62 | 29.12 | 28.33 |
| Wholesale | .34 | .02 | .01 |
| Utilities | .13 | 1.27 | 1.18 |
| Light Industry | 7.39 | 1.63 | .36 |
| Medium Industry | .70 | 0 | 0 |
| Heavy Industry | 0 | 0 | 0 |
| Garages & Used Car Lots | 2.96 | 4.52 | 4.91 |
| Parking | <u>1.32</u> | <u>1.56</u> | <u>2.09</u> |
| Total | <u>77.85</u> | <u>87.98</u> | <u>89.96</u> |

Source: Dept. of City Planning, San Francisco, and Arthur D. Little, Inc.

TABLE 23-B

Industrial Profile

| <u>Industry</u> | <u>Survey Empl.</u> | <u>No. of Firms</u> | <u>No. of Empl.</u> | <u>Land Area (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Median Condition Classi- fication</u> |
|-----------------------------|-------------------------|-------------------------|-------------------------|--------------------------------|----------------------------------|--|
| Electrical Goods | | | | | | |
| Wholesalers | 175 | 0 | 0 | 8,000 | 27,500 | 1 |
| Misc. Wholesalers | 1,212 | 0 | 0 | 28,600 | 265,300 | 2 |
| General Contractors | 1,075 | 10 | 1,060 | 39,800 | 196,400 | 1 |
| Food Manufacturing | 210 | 4 | 617 | 5,600 | 25,200 | 4 |
| Printing & Publishing | 160 | 12 | 947 | 17,800 | 54,500 | 5 |
| Chemicals Manufacturing | 731 | 5 | 390 | 15,000 | 131,100 | 1 |
| Petroleum Refining | 1,850 | 3 | 3,015 | 35,600 | 576,600 | 1 |
| Transportation | 582 | 0 | 0 | 30,100 | 205,900 | 1 |
| Communication | 1,275 | 5 | 170 | 53,000 | 385,400 | 1 |
| Real Estate | 325 | 31 | 1,060 | 19,100 | 97,200 | 1 |
| Misc. Services | 2,884 | 48 | 2,095 | 90,600 | 531,000 | 2 |
| Medical & Legal Services | 723 | 0 | 0 | 13,400 | 128,200 | 1 |

Source: Dept. of Employment, State of California,
and Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 23-C

Condition of Structure by Industry

| Industry | Condition Classification | | | | | | |
|------------------------------|--------------------------|---------|---------|---------|---------|--------|--------|
| | | 1 | 2 | 3 | 4 | 5 | 6 |
| Electrical Goods Wholesalers | Floor Space | 27,500 | | | | | |
| | Employment | 175 | | | | | |
| Misc. Wholesalers | Floor Space | 89,100 | 111,700 | 34,300 | 2,400 | 24,100 | 3,800 |
| | Employment | 625 | 422 | 92 | 15 | 56 | 2 |
| General Contractors | Floor Space | 163,900 | 32,500 | | | | |
| | Employment | 700 | 375 | | | | |
| Food Manu- facturing | Floor Space | 11,400 | | | 13,800 | | |
| | Employment | 35 | | | 175 | | |
| Printing & Publishing | Floor Space | 5,000 | 2,400 | 9,900 | 4,100 | 25,600 | 7,500 |
| | Employment | 35 | 15 | 15 | 37 | 52 | 6 |
| Chemicals Manu- facturing | Floor Space | 77,600 | 53,500 | | | | |
| | Employment | 550 | 181 | | | | |
| Petroleum Refining | Floor Space | 526,600 | 50,000 | | | | |
| | Employment | 1,675 | 175 | | | | |
| Transportation | Floor Space | 131,600 | 13,500 | 5,300 | 37,500 | 17,900 | |
| | Employment | 470 | 15 | 35 | 35 | 27 | |
| Communication | Floor Space | 319,300 | 60,000 | | 6,100 | | |
| | Employment | 1,050 | 175 | | 50 | | |
| Real Estate | Floor Space | 68,400 | | 15,000 | 7,400 | 6,400 | |
| | Employment | 220 | | 41 | 32 | 32 | |
| Misc. Services | Floor Space | 251,100 | 43,100 | 113,400 | 100,400 | 12,000 | 11,000 |
| | Employment | 1,410 | 92 | 931 | 383 | 56 | 12 |
| Medical & Legal Services | Floor Space | 97,200 | 14,100 | 3,100 | 7,300 | 3,800 | 2,800 |
| | Employment | 600 | 50 | 15 | 37 | 6 | 15 |

Source: Field Survey, Arthur D. Little, Inc.

NOTE: Floor Space expressed in square feet

Arthur D. Little, Inc.

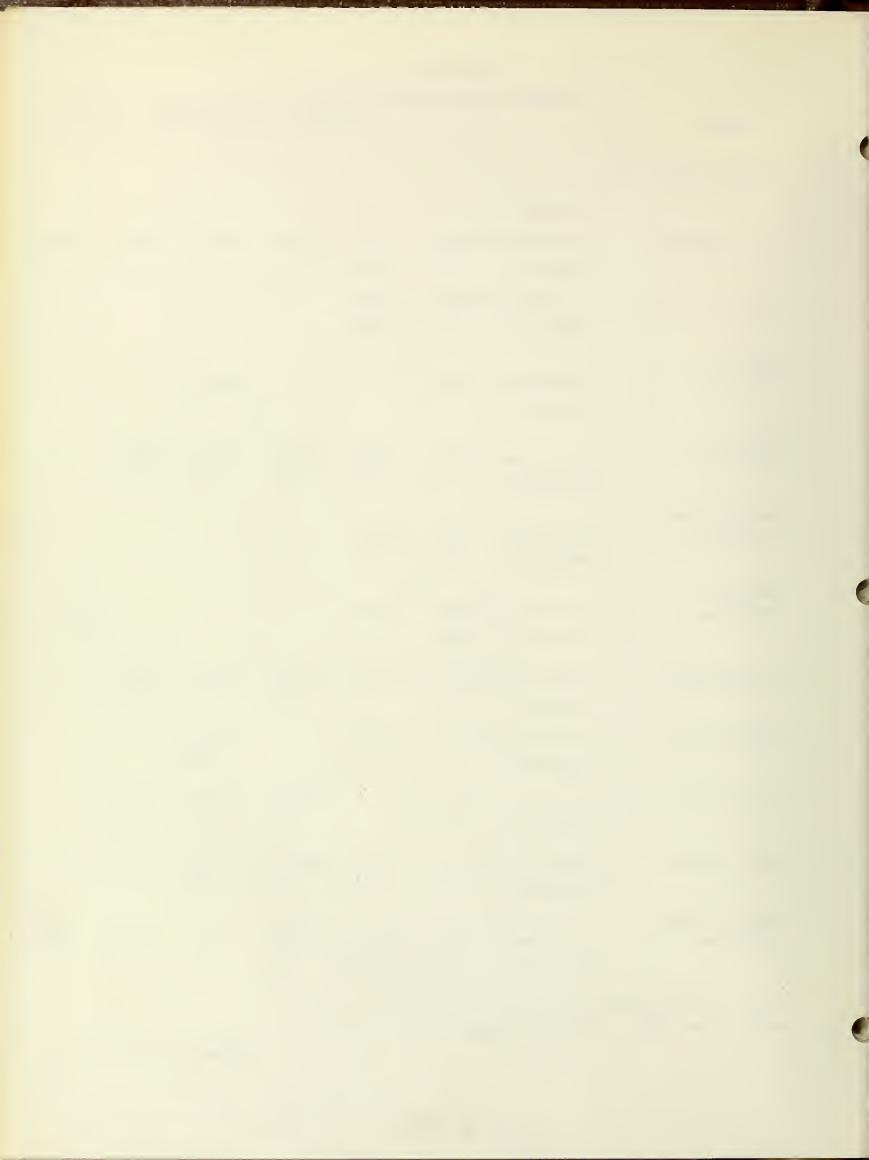


TABLE 23-D
Area Profile by Condition Classification

| <u>Condition Classification</u> | | <u>Employment</u> | | <u>Land Area</u> | | <u>Floor Space (sq. ft.)</u> | |
|---------------------------------|---|-------------------|-------------------|------------------|-------------------|------------------------------|-------------------|
| | | <u>No.</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> |
| Better | 1 | 32,061 | 70 | 762,000 | 52 | 7,258,500 | 67 |
| | 2 | 8,900 | 19 | 273,000 | 19 | 2,154,500 | 20 |
| ↑ | 3 | 2,104 | 5 | 146,000 | 10 | 651,500 | 6 |
| to | 4 | 1,633 | 4 | 149,000 | 10 | 411,000 | 4 |
| | 5 | 858 | 2 | 97,000 | 7 | 243,000 | 2 |
| ↓ | 6 | 111 | | 38,500 | 3 | 92,500 | 1 |
| Worse | 7 | 485 | | 34,500 | | 123,500 | |
| Not | 8 | | | 113,000 | | 0 | |
| Graded | | | | | | | |
| Total | | <u>4,615,200</u> | <u>100</u> | <u>1,613,000</u> | <u>100</u> | <u>10,934,500</u> | <u>100</u> |

Source: Field Survey, Arthur D. Little, Inc.

TABLE 23-E
Structure Profile

| <u>Structure Type</u> | <u>Land Area (sq. ft.)</u> | <u>Total Floor Space (sq. ft.)</u> | <u>Vacant Floor Space (sq. ft.)</u> |
|-----------------------|----------------------------|------------------------------------|-------------------------------------|
| Office | 1,072,500 | 9,391,000 | 83,700 |
| Retail | 126,000 | 400,000 | 16,700 |
| Industry | 155,000 | 142,000 | 12,000 |
| Special | <u>259,500</u> | <u>1,001,500</u> | <u>15,000</u> |
| Total | <u>1,613,000</u> | <u>10,934,500</u> | <u>127,400</u> |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.

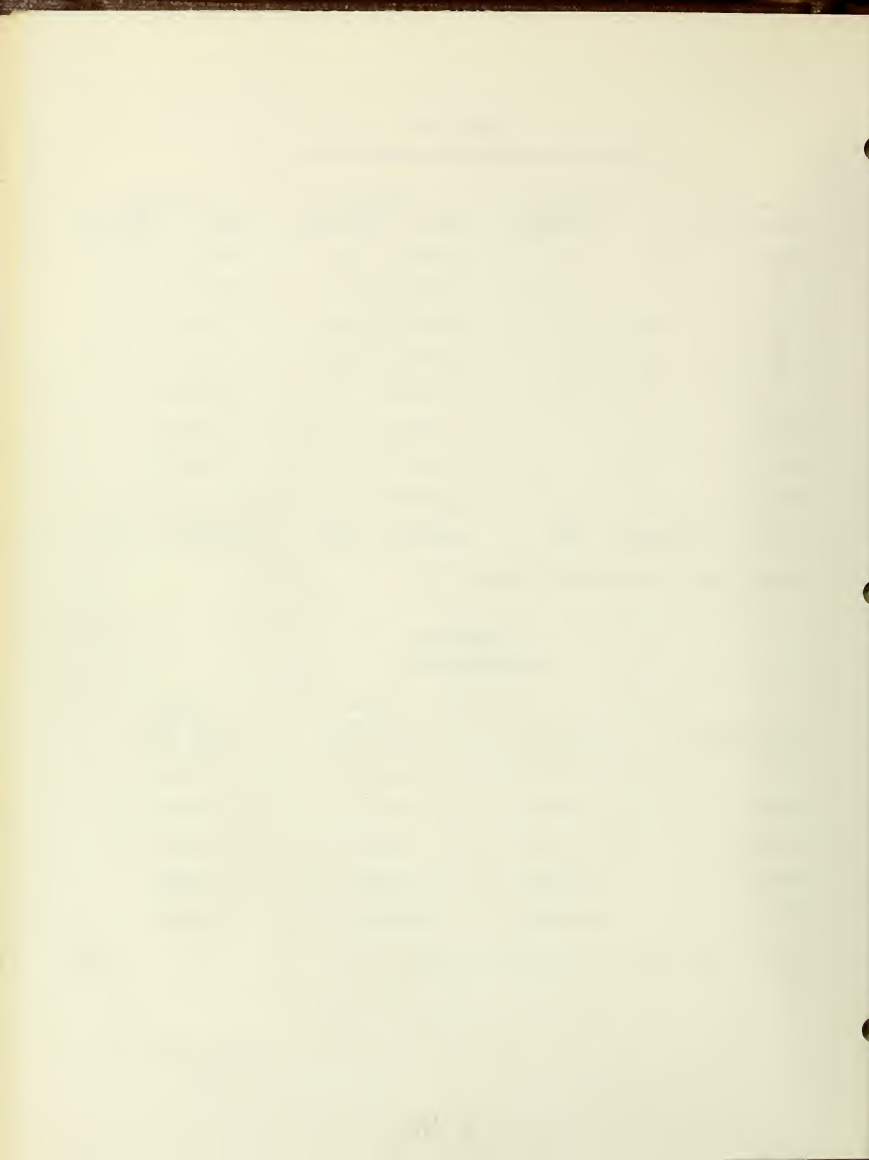
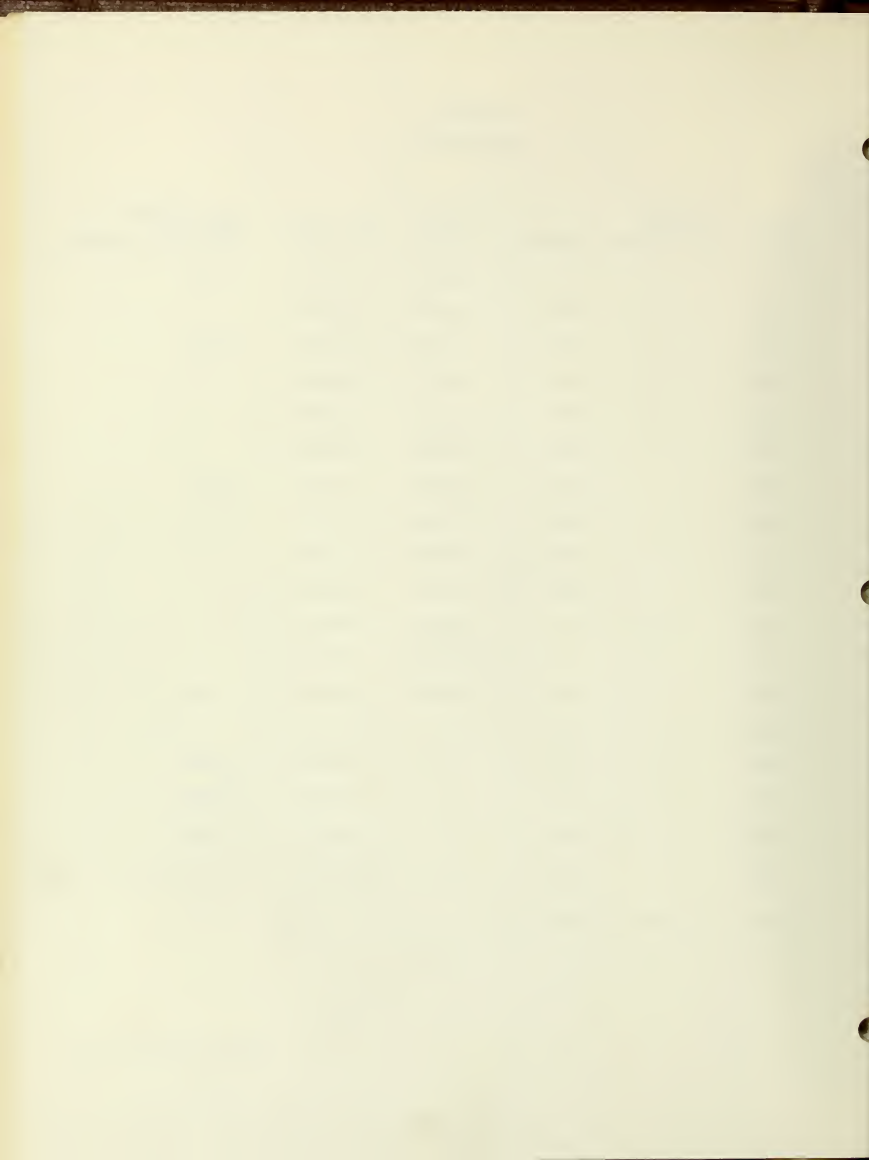


TABLE 23-F
Block Profile

| <u>Block Number</u> | <u>Av. Weighted Condition Classification</u> | <u>Employment</u> | <u>Land Area in Use (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Vacancy</u> | |
|-------------------------|--|-------------------|---|----------------------------------|----------------------------------|-------------------|
| | | | | | <u>Floor Space (sq. ft.)</u> | <u>Percentage</u> |
| 235 | 2 | 716 | 89,000 | 477,000 | 3,000 | 1 |
| 236 | 1 | 1,428 | 79,500 | 582,500 | 0 | 0 |
| 237 | 4 | 498 | 76,500 | 328,000 | 10,500 | 3 |
| 238 | 1 | 1,440 | 62,000 | 425,500 | 0 | 0 |
| 239 | 1 | 3,096 | 100,500 | 639,500 | 0 | 0 |
| 240 | 1 | 2,250 | 105,000 | 548,500 | 0 | 0 |
| 259 | 2 | 4,154 | 148,500 | 762,500 | 62,800 | 8 |
| 260 | 2 | 7,856 | 101,000 | 1,232,500 | 16,500 | 1 |
| 261 | 1 | 3,115 | 84,000 | 627,500 | 0 | 0 |
| 262 | 2 | 1,433 | 77,500 | 383,500 | 0 | 0 |
| 263 | 3 | 1,141 | 79,000 | 285,000 | 0 | 0 |
| 266 | 2 | 785 | 39,000 | 87,500 | 0 | 0 |
| 267 | 1 | 1,898 | 81,500 | 562,500 | 60 | 1 |
| 268 | 1 | 6,074 | 107,000 | 1,037,500 | 0 | 0 |
| 269 | 2 | 3,758 | 91,500 | 655,000 | 17,100 | 3 |
| 270 | 2 | 1,361 | 87,500 | 399,500 | 10,100 | 3 |
| 287 | 3 | 1,359 | 90,000 | 501,000 | 1,400 | 1 |
| 289 | 1 | 3,790 | 114,000 | 1,372,500 | 0 | 0 |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



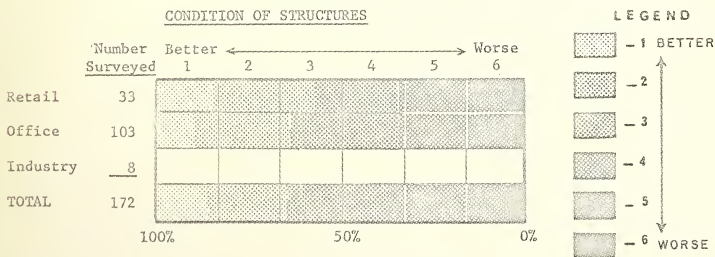
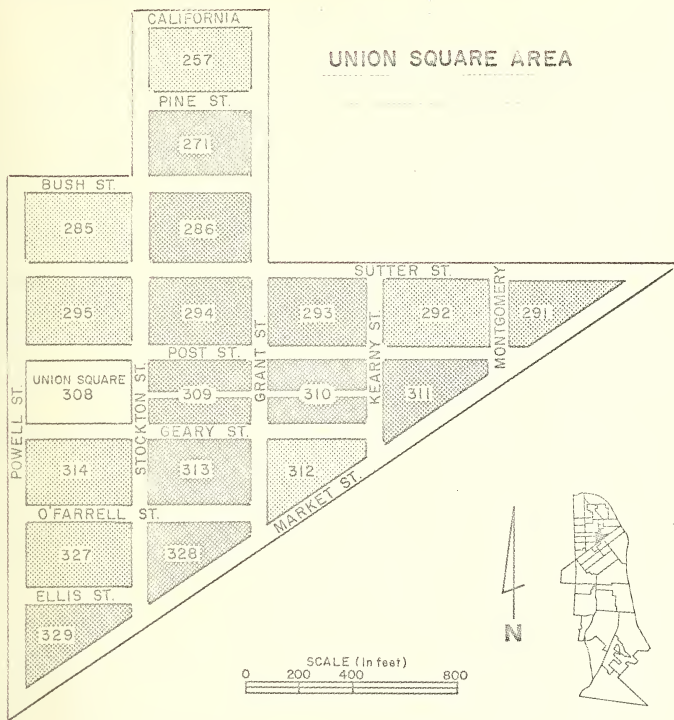


FIGURE 12



UNION SQUARE AREATABLE 24-A

Estimated Floor Area by Activity
1947 - 1963 - 1977
(In Acres)

| <u>Activity</u> | <u>1947</u> | <u>1963</u> | <u>1977</u> |
|-------------------------|--------------|--------------|--------------|
| Office | 32.62 | 42.95 | 44.05 |
| Public & Institutional | 3.43 | 3.08 | 4.04 |
| Retail | 29.30 | 25.70 | 23.05 |
| Wholesale | .02 | .02 | .02 |
| Utilities | 1.49 | 0 | 0 |
| Light Industry | .68 | 0 | 2.58 |
| Medium Industry | 0 | 0 | 0 |
| Heavy Industry | 0 | 0 | 0 |
| Garages & Used Car Lots | .36 | 2.58 | 2.41 |
| Parking | .11 | .37 | .90 |
| Total | <u>68.01</u> | <u>74.70</u> | <u>77.05</u> |

Source: Dept. of City Planning, San Francisco, and Arthur D. Little, Inc.

TABLE 24-BIndustrial Profile

| <u>Industry</u> | <u>Survey Empl.</u> | <u>Firms with 10+ Employees</u> | | <u>Land Area (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Median Condition Classi- fication</u> |
|--|-------------------------|-------------------------------------|-------------------------|--------------------------------|----------------------------------|--|
| | | <u>No. of Firms</u> | <u>No. of Empl.</u> | | | |
| Agriculture, Forestry, Fisheries & Mining | 375 | 0 | 0 | 19,600 | 97,800 | 2 |
| Transportation | 739 | 0 | 0 | 33,300 | 197,900 | 2 |
| Utilities | 202 | 0 | 0 | 18,800 | 124,800 | 2 |
| Gen.Merchandise Stores | 1,470 | 5 | 3,549 | 192,500 | 1,062,500 | 2 |
| Food Stores | 109 | 1 | 11 | 31,600 | 198,800 | 1 |
| Apparel Stores | 2,515 | 38 | 2,899 | 105,200 | 937,100 | 2 |
| Eating & Drinking Places | 1,033 | 25 | 716 | 81,300 | 340,700 | 3 |
| Misc. Retail Stores | 849 | 36 | 1,193 | 106,700 | 472,300 | 3 |
| Banking | 1,222 | 3 | 2,387 | 31,500 | 230,700 | 3 |
| Personal Services | 294 | 15 | 353 | 29,900 | 126,600 | 2 |
| Misc. Services | 1,626 | 37 | 1,522 | 69,000 | 389,300 | 2 |
| Medical & Legal Services | 3,082 | 52 | 1,304 | 71,200 | 802,700 | 1 |
| Insurance | 2,571 | 11 | 2,946 | 93,200 | 521,000 | 1 |
| Real Estate | 342 | 15 | 477 | 13,700 | 66,900 | 1 |
| Hotels | 930 | 7 | 496 | 41,300 | 820,700 | 1 |

Source: Dept. of Employment, State of California,
and Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.

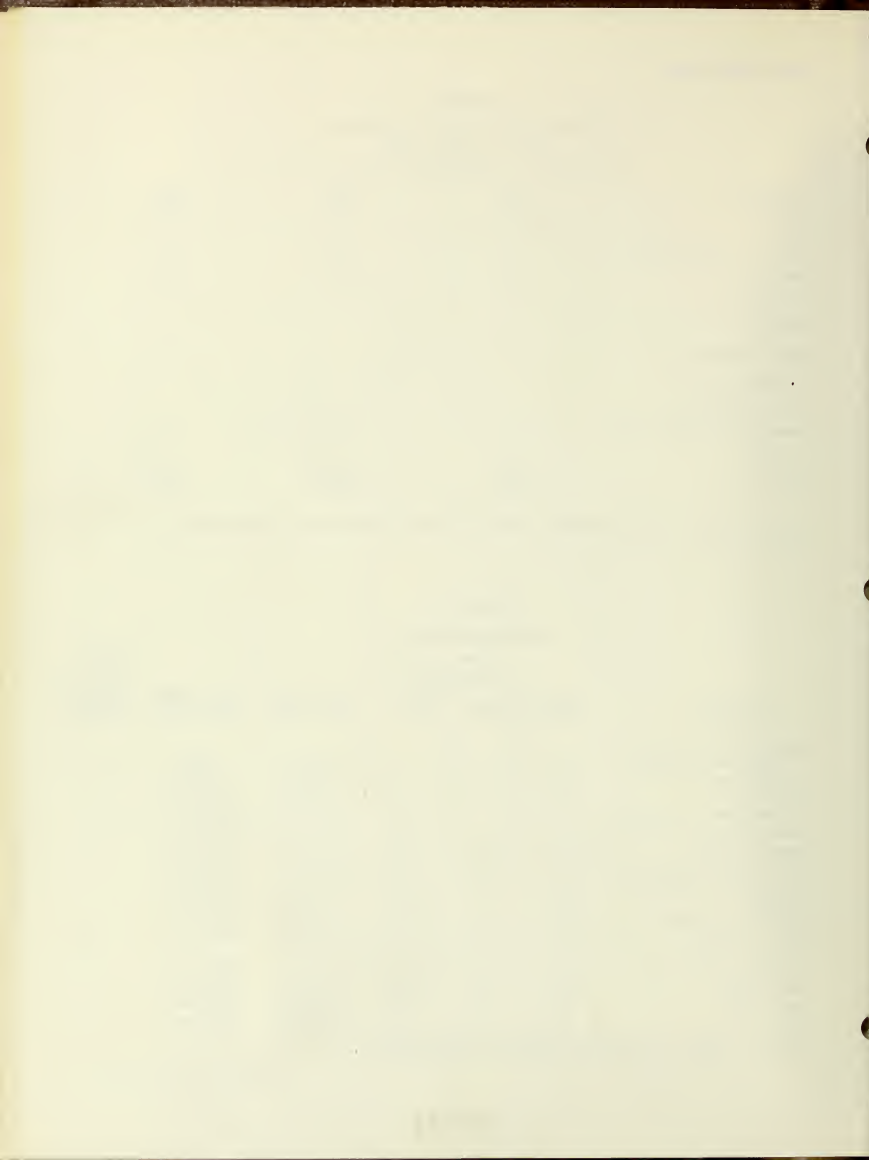


TABLE 24-C

Condition of Structure by Industry

| Industry | | Condition Classification | | | | | |
|--|-------------|--------------------------|---------|---------|---------|--------|-------|
| | | 1 | 2 | 3 | 4 | 5 | 6 |
| Agriculture, Forestry, Fisheries & Mining | Floor Space | | 97,800 | | | | |
| | Employment | | 375 | | | | |
| Transportation | Floor Space | 72,300 | 51,000 | 53,800 | 15,000 | 3,100 | 2,600 |
| | Employment | 56 | 265 | 225 | 175 | 12 | 6 |
| Utilities | Floor Space | | 111,200 | | 6,100 | 7,500 | |
| | Employment | | 181 | | 15 | 6 | |
| General Merchandise Stores | Floor Space | 340,900 | 524,100 | 182,500 | 15,000 | | |
| | Employment | 75 | 950 | 410 | 35 | | |
| Food Stores | Floor Space | 159,100 | 14,800 | 800 | 15,700 | 8,400 | |
| | Employment | 35 | 29 | 2 | 37 | 6 | |
| Apparel Stores | Floor Space | 356,400 | 237,100 | 103,400 | 220,100 | 18,300 | 1,800 |
| | Employment | 801 | 785 | 541 | 370 | 12 | 6 |
| Eating & Drinking Places | Floor Space | 30,200 | 67,900 | 139,900 | 49,800 | 44,500 | 8,400 |
| | Employment | 45 | 108 | 623 | 150 | 98 | 8- |
| Misc. Retail | Floor Space | 90,000 | 106,000 | 149,200 | 103,300 | 23,800 | |
| | Employment | 85 | 260 | 285 | 176 | 43 | |
| Banking | Floor Space | 39,400 | 62,900 | 118,600 | | 9,800 | |
| | Employment | 245 | 491 | 416 | | 35 | |
| Personal Services | Floor Space | 19,900 | 49,300 | 26,800 | 21,200 | 7,700 | 1,800 |
| | Employment | 21 | 129 | 79 | 38 | 21 | 6 |
| Misc. Services | Floor Space | 42,200 | 163,500 | 143,800 | 37,400 | 2,400 | |
| | Employment | 225 | 768 | 508 | 117 | 8 | |
| Medical & Legal Services | Floor Space | 624,900 | 76,800 | 74,500 | 23,000 | | 3,500 |
| | Employment | 2,506 | 306 | 227 | 41 | | 2 |
| Insurance | Floor Space | 344,800 | 110,900 | 65,300 | | | |
| | Employment | 1,925 | 401 | 245 | | | |
| Real Estate | Floor Space | 34,700 | 24,000 | | 7,500 | 700 | |
| | Employment | 185 | 80 | | 75 | 2 | |
| Hotels | Floor Space | 545,300 | 12,200 | 212,700 | 10,000 | 40,500 | |
| | Employment | 410 | 8 | 472 | 6 | 24 | |

Source: Field Survey, Arthur D. Little, Inc.

NOTE: Floor space expressed in square feet

Arthur D. Little, Inc.

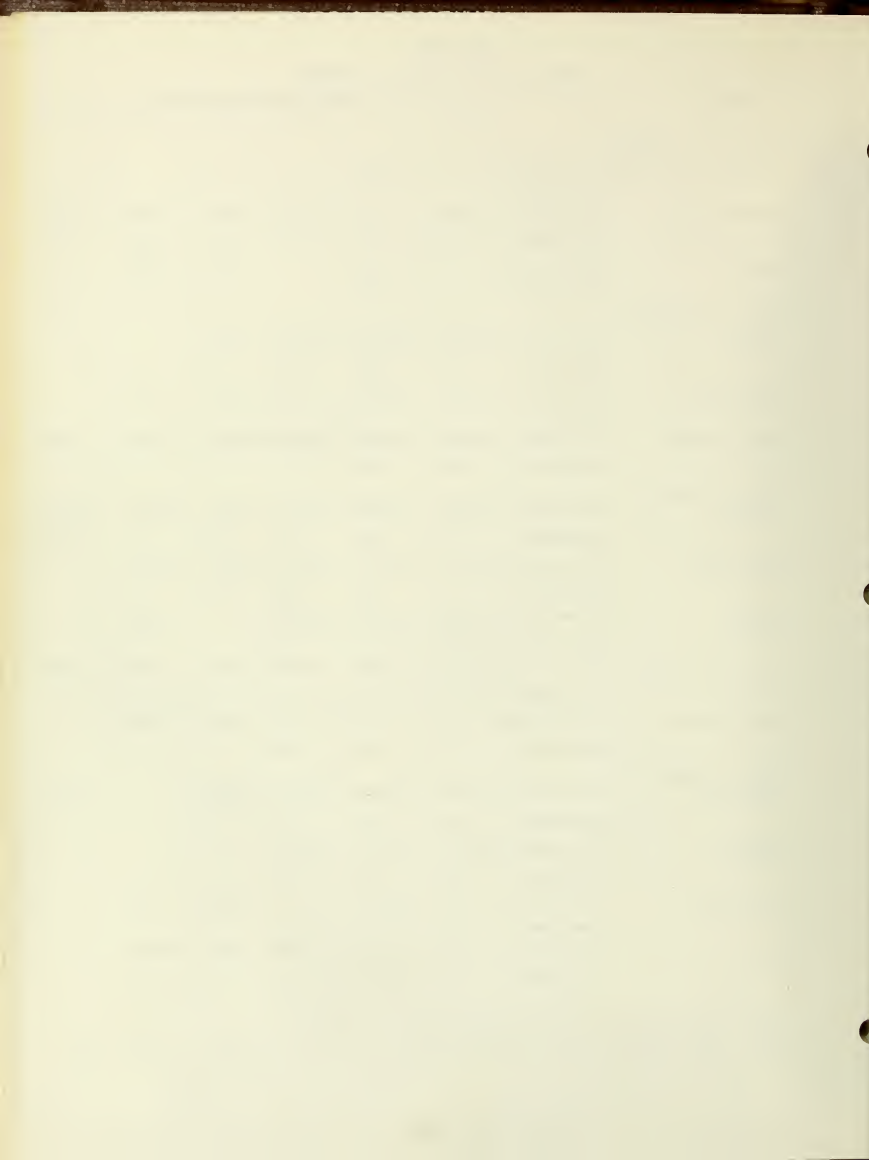


TABLE 24-D
Area Profile by Condition Classification

| <u>Condition Classification</u> | | <u>Employment</u> | | <u>Land Area</u> | | <u>Floor Space (sq. ft.)</u> | |
|---------------------------------|---|-------------------|-------------------|------------------|-------------------|------------------------------|-------------------|
| | | <u>No.</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> |
| Better | 1 | 8,155 | 39 | 353,500 | 28 | 3,181,500 | 43 |
| | 2 | 6,287 | 30 | 392,000 | 31 | 1,944,500 | 26 |
| ↑ | | | | | | | |
| to | 3 | 4,822 | 23 | 290,000 | 23 | 1,452,000 | 20 |
| | 4 | 1,421 | 7 | 142,500 | 11 | 611,000 | 8 |
| | 5 | 418 | 2 | 64,500 | 5 | 239,000 | 3 |
| ↓ | | | | | | | |
| Worse | 6 | 28 | 0 | 6,000 | 0 | 18,000 | 0 |
| Not | 7 | 214 | | 148,500 | | 668,500 | |
| Graded | 8 | 6 | | 34,000 | | 0 | |
| Total | | <u>21,351</u> | <u>100</u> | <u>1,431,000</u> | <u>100</u> | <u>8,114,500</u> | <u>100</u> |

Source: Field Survey, Arthur D. Little, Inc.

TABLE 24-E
Structure Profile

| <u>Structure Type</u> | <u>Land Area (sq. ft.)</u> | <u>Total Floor Space (sq. ft.)</u> | <u>Vacant Floor Space (sq. ft.)</u> |
|-----------------------|----------------------------|------------------------------------|-------------------------------------|
| Office | 427,500 | 2,859,000 | 34,500 |
| Retail | 600,000 | 2,877,500 | 60,100 |
| Industry | 22,000 | 0 | 0 |
| Special | <u>381,500</u> | <u>2,378,000</u> | <u>7,500</u> |
| Total | <u>1,431,000</u> | <u>8,114,500</u> | <u>102,100</u> |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 24-F
Block Profile

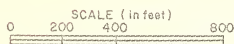
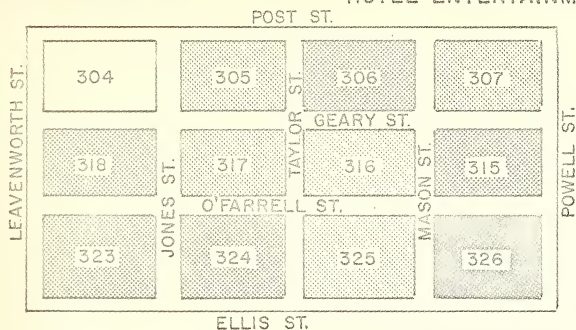
| <u>Block Number</u> | <u>Av. Weighted Condition Classification</u> | <u>Employment</u> | <u>Land Area in Use (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Vacancy</u> | |
|-------------------------|--|-------------------|---|----------------------------------|----------------------------------|-------------------|
| | | | | | <u>Floor Space (sq. ft.)</u> | <u>Percentage</u> |
| 257 | 1 | 1,704 | 96,000 | 337,000 | 0 | 0 |
| 271 | 4 | 137 | 53,500 | 230,000 | 0 | 0 |
| 285 | 1 | 1,703 | 85,000 | 656,000 | 0 | 0 |
| 286 | 3 | 859 | 51,500 | 189,500 | 0 | 0 |
| 291 | 5 | 75 | 25,000 | 7,500 | 0 | 0 |
| 292 | 2 | 4,061 | 93,500 | 897,500 | 15,000 | 2 |
| 293 | 3 | 1,511 | 144,500 | 675,000 | 0 | 0 |
| 294 | 3 | 963 | 102,000 | 440,000 | 3,000 | 1 |
| 295 | 2 | 1,895 | 124,000 | 947,000 | 20,000 | 2 |
| 308 | | 75 | 110,000 | 500,000 | 0 | 0 |
| 309 | 3 | 2,389 | 95,000 | 558,500 | 15,000 | 3 |
| 310 | 4 | 2,432 | 96,500 | 606,500 | 22,100 | 4 |
| 311 | 3 | 575 | 24,500 | 145,000 | 0 | 0 |
| 312 | 1 | 35 | 13,000 | 150,000 | 0 | 0 |
| 313 | 4 | 848 | 88,000 | 313,500 | 10,500 | 3 |
| 314 | 2 | 1,006 | 108,500 | 877,000 | 0 | 0 |
| 327 | 2 | 706 | 112,500 | 524,500 | 16,500 | 3 |
| 328 | 4 | 377 | 8,000 | 60,000 | 0 | 0 |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



HOTEL-ENTERTAINMENT AREA



CONDITION OF STRUCTURES

LEGEND

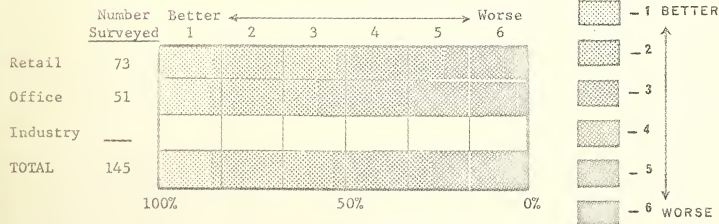


FIGURE 14



HOTEL - ENTERTAINMENT AREATABLE 26-A

Estimated Floor Area by Activity
1947 - 1963 - 1977
(In Acres)

| <u>Activity</u> | <u>1947</u> | <u>1963</u> | <u>1977</u> |
|-------------------------|--------------|--------------|-------------|
| Office | 16.67 | 22.18 | 22.18 |
| Public & Institutional | 4.65 | 3.31 | 6.68 |
| Retail | 14.93 | 13.27 | 12.48 |
| Wholesale | 0 | 0 | 0 |
| Utilities | .10 | .64 | .59 |
| Light Industry | .40 | .66 | .43 |
| Medium Industry | .11 | 0 | 0 |
| Heavy Industry | 0 | 0 | 0 |
| Garages & Used Car Lots | 4.14 | 4.04 | 3.73 |
| Parking | <u>.93</u> | <u>1.88</u> | <u>3.31</u> |
| Total | <u>41.93</u> | <u>45.98</u> | |

Source: Dept. of City Planning, San Francisco, and Arthur D. Little, Inc.

TABLE 26-BIndustrial Profile

| <u>Industry</u> | <u>Survey Empl.</u> | <u>Firms with 10+ Employees</u> | | <u>Land Area (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Median Condition Classi- fication</u> |
|----------------------------------|-------------------------|-------------------------------------|-------------------------|--------------------------------|----------------------------------|--|
| | | <u>No. of Firms</u> | <u>No. of Empl.</u> | | | |
| Transportation | 116 | 0 | 0 | 24,100 | 73,300 | 1 |
| Food Stores | 44 | 0 | 0 | 39,300 | 31,000 | 2 |
| Apparel Stores | 16 | 3 | 89 | 13,600 | 91,300 | 2 |
| Eating & Drinking Places | 861 | 22 | 770 | 182,900 | 875,700 | 2 |
| Misc. Retail Stores | 136 | 1 | 10 | 72,400 | 288,100 | 2 |
| Hotels | 1,615 | 19 | 1,927 | 308,000 | 2,872,900 | 1 |
| Personal Services | 214 | 3 | 60 | 106,300 | 236,600 | 2 |
| Misc. Services | 200 | 2 | 56 | 32,800 | 167,000 | 2 |
| Automotive Repairs & Services | 144 | 3 | | 88,100 | 456,300 | 1 |
| Educational Services | 379 | 0 | 0 | 10,200 | 63,800 | 4 |

Source: Dept. of Employment, State of California,
and Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 26-C

Condition of Structure by Industry

| <u>Industry</u> | | <u>Condition Classification</u> | | | | | |
|----------------------------------|-------------|---------------------------------|---------|---------|---------|--------|--------|
| | | 1 | 2 | 3 | 4 | 5 | 6 |
| Transportation | Floor Space | 55,500 | 3,100 | 5,500 | 9,100 | | |
| | Employment | 91 | 17 | 2 | 6 | | |
| Food Stores | Floor Space | 3,500 | 14,900 | 7,500 | 3,800 | 1,300 | |
| | Employment | 6 | 22 | 12 | 2 | 2 | |
| Apparel Stores | Floor Space | 30,000 | 50,000 | 3,800 | | 7,500 | |
| | Employment | 2 | 2 | 6 | | 6 | |
| Eating & Drinking Places | Floor Space | 259,600 | 198,500 | 309,400 | 63,300 | 13,000 | 32,000 |
| | Employment | 187 | 170 | 378 | 47 | 58 | 21 |
| Misc. Retail Stores | Floor Space | 102,800 | 97,500 | 52,500 | 16,100 | 10,300 | 9,000 |
| | Employment | 35 | 24 | 34 | 20 | 19 | 4 |
| Hotels | Floor Space | 1,859,400 | 281,900 | 498,100 | 215,400 | 9,100 | 9,000 |
| | Employment | 1,087 | 100 | 332 | 84 | 8 | 4 |
| Personal Services | Floor Space | 62,100 | 70,700 | 77,300 | 6,800 | 19,800 | |
| | Employment | 49 | 42 | 73 | 18 | 32 | |
| Misc. Services | Floor Space | 34,300 | 63,000 | | 69,800 | | |
| | Employment | 37 | 89 | | 74 | | |
| Automotive Repairs & Services | Floor Space | 268,500 | 97,900 | 62,400 | 27,500 | | |
| | Employment | 50 | 59 | 29 | 6 | | |
| Educational Services | Floor Space | 60,000 | | | 1,300 | 2,500 | |
| | Employment | 375 | | | 2 | 5 | |

Source: Field Survey, Arthur D. Little, Inc.

NOTE: Floor space expressed in square feet

Arthur D. Little, Inc.



TABLE 26-D
Area Profile by Condition Classification

| <u>Condition Classification</u> | | <u>Employment</u> | | <u>Land Area</u> | | <u>Floor Space (sq. ft.)</u> | |
|---------------------------------|---|-------------------|-------------------|------------------|-------------------|------------------------------|-------------------|
| | | <u>No.</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> |
| Better | 1 | 2,005 | 48 | 369,500 | 33 | 2,827,000 | 51 |
| ↑ to | 2 | 743 | 18 | 248,500 | 22 | 995,500 | 18 |
| | 3 | 916 | 22 | 321,000 | 29 | 1,094,000 | 20 |
| | 4 | 332 | 8 | 116,000 | 10 | 464,000 | 8 |
| | 5 | 127 | 3 | 32,500 | 3 | 63,500 | 1 |
| ↓ Worse | 6 | 29 | 1 | 18,500 | 2 | 57,500 | 1 |
| Not | 7 | 78 | | 43,000 | | 567,000 | |
| Graded | 8 | <u>12</u> | <u>—</u> | <u>62,500</u> | <u>—</u> | <u>1,000,000</u> | <u>—</u> |
| Total | | <u>4,242</u> | <u>100</u> | <u>1,211,500</u> | <u>100</u> | <u>7,068,500</u> | <u>100</u> |

Source: Field Survey, Arthur D. Little, Inc.

TABLE 26-E
Structure Profile

| <u>Structure Type</u> | <u>Land Area (sq. ft.)</u> | <u>Total Floor Space (sq. ft.)</u> | <u>Vacant Floor Space (sq. ft.)</u> |
|-----------------------|----------------------------|------------------------------------|-------------------------------------|
| Office | 79,500 | 327,500 | 24,000 |
| Retail | 267,500 | 424,000 | 24,800 |
| Industry | 25,500 | 15,000 | 0 |
| Special | <u>839,500</u> | <u>6,302,000</u> | <u>27,500</u> |
| Total | <u>1,211,500</u> | <u>7,068,500</u> | <u>76,300</u> |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 26-F
Block Profile

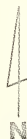
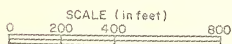
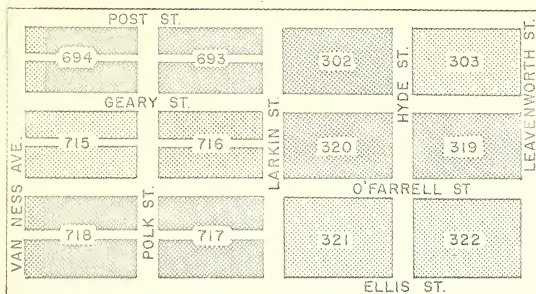
| <u>Block Number</u> | <u>Av. Weighted Condition Classification</u> | <u>Employment</u> | <u>Land Area in Use (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Vacancy</u> | |
|-------------------------|--|-------------------|---|----------------------------------|----------------------------------|-------------------|
| | | | | | <u>Floor Space (sq. ft.)</u> | <u>Percentage</u> |
| 304 | 4 | 121 | 73,500 | 266,000 | 0 | 0 |
| 305 | 2 | 167 | 91,500 | 411,500 | 0 | 0 |
| 306 | 3 | 584 | 104,000 | 424,500 | 3,000 | 1 |
| 307 | 2 | 1,053 | 75,000 | 822,500 | 0 | 0 |
| 315 | 3 | 430 | 116,500 | 553,000 | 21,000 | 4 |
| 316 | 1 | 138 | 122,500 | 682,500 | 4,500 | 1 |
| 317 | 2 | 479 | 108,500 | 531,000 | 1,400 | 0 |
| 318 | 3 | 141 | 89,500 | 668,000 | 600 | 0 |
| 323 | 3 | 113 | 70,500 | 84,000 | 9,400 | 11 |
| 324 | 3 | 516 | 103,000 | 1,264,500 | 1,400 | 0 |
| 325 | 1 | 283 | 144,500 | 1,060,000 | 0 | 0 |
| 326 | 5 | 217 | 112,500 | 301,000 | 35,000 | 12 |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



MIDTOWN AREA



CONDITION OF STRUCTURES

LEGEND

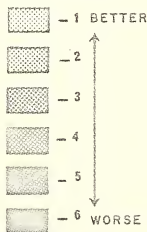
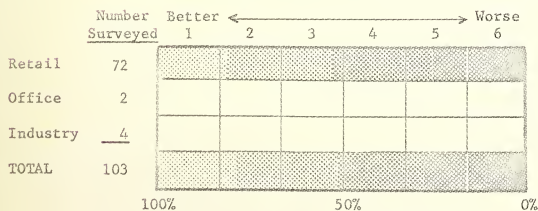


FIGURE 15



MIDTOWN AREATABLE 27-A

Estimated Floor Area by Activity
1947 - 1963 - 1977
(In Acres)

| <u>Activity</u> | <u>1947</u> | <u>1963</u> | <u>1977</u> |
|-------------------------|--------------|--------------|--------------|
| Office | 8.06 | 16.88 | 17.48 |
| Public & Institutional | 1.70 | 2.60 | 3.48 |
| Retail | 7.21 | 10.08 | 11.06 |
| Wholesale | 1.70 | 0 | 0 |
| Utilities | .13 | .13 | .12 |
| Light Industry | 3.12 | 1.80 | .80 |
| Medium Industry | .37 | .18 | .04 |
| Heavy Industry | 0 | 0 | 0 |
| Garages & Used Car Lots | 4.47 | 2.45 | 1.23 |
| Parking | <u>.62</u> | <u>.95</u> | <u>1.39</u> |
| Total | <u>27.38</u> | <u>35.07</u> | <u>35.60</u> |

Source: Dept. of City Planning, San Francisco, and Arthur D. Little, Inc.

TABLE 27-BIndustrial Profile

| <u>Industry</u> | <u>Survey Empl.</u> | <u>Firms with 10+ Employees</u> | | <u>Land Area (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Median Condition Classi- fication</u> |
|--|-------------------------|-------------------------------------|-------------------------|--------------------------------|----------------------------------|--|
| | | <u>No. of Firms</u> | <u>No. of Empl.</u> | | | |
| Automotive Whole- salers | 375 | 0 | 0 | 1,500 | 1,500 | 4 |
| Automotive - Dealers & Gas Stations | 44 | 3 | 182 | 67,600 | 103,700 | 3 |
| Eating & Drinking Places | 134 | 4 | 73 | 47,500 | 152,000 | 1 |
| Misc. Retail Stores | 83 | 0 | 0 | 52,600 | 103,700 | 3 |
| Hotels | 91 | 2 | 40 | 61,400 | 302,600 | 1 |
| Personal Services | 136 | 1 | 33 | 75,500 | 109,200 | 2 |
| Misc. Services | 82 | 1 | 11 | 23,900 | 43,100 | 2 |
| Automotive Repairs & Services | 71 | 1 | 28 | 43,200 | 138,400 | 2 |
| Misc. Repair Services | 25 | 1 | 17 | 11,400 | 38,300 | 2 |
| Amusements & Entertainment | 33 | 0 | 0 | 18,400 | 27,100 | 4 |

Source: Dept. of Employment, State of California,
and Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 27-C

Condition of Structure by Industry

| <u>Industry</u> | <u>Condition Classification</u> | | | | | |
|---|---------------------------------|---------|--------|--------|--------|--------|
| | 1 | 2 | 3 | 4 | 5 | 6 |
| Automotive Whole- salers | Floor Space | | | 1,500 | | |
| | Employment | | | 375 | | |
| Automotive - Dealers & Gas Stations | Floor Space | 44,000 | 5,400 | 31,500 | 15,000 | 7,900 |
| | Employment | 14 | 8 | 14 | 2 | 6 |
| Eating & Drinking Places | Floor Space | 92,100 | 7,200 | 14,600 | 7,600 | 30,500 |
| | Employment | 25 | 6 | 57 | 18 | 28 |
| Misc. Retail Stores | Floor Space | 7,900 | 35,000 | 24,000 | 14,700 | 22,000 |
| | Employment | 10 | 18 | 16 | 12 | 27 |
| Hotels | Floor Space | 233,500 | 34,700 | 15,000 | 11,800 | 7,600 |
| | Employment | 53 | 12 | 6 | 6 | 14 |
| Personal Services | Floor Space | 32,700 | 25,900 | 39,800 | 7,700 | 3,000 |
| | Employment | 49 | 22 | 34 | 23 | 8 |
| Misc. Services | Floor Space | | 28,100 | | 15,000 | |
| | Employment | | 76 | | 6 | |
| Automotive Repairs & Services | Floor Space | 18,500 | 51,900 | 15,000 | 9,400 | 43,600 |
| | Employment | 8 | 20 | 6 | 12 | 25 |
| Misc. Repair Services | Floor Space | | 31,100 | | | 7,200 |
| | Employment | | 19 | | | 6 |
| Amusements & Entertainment | Floor Space | 7,500 | 3,500 | 1,100 | 15,000 | |
| | Employment | 6 | 6 | 15 | 6 | |

Source: Field Survey, Arthur D. Little, Inc.

NOTE: Floor space expressed in square feet

Arthur D. Little, Inc.



TABLE 27-D
Area Profile by Condition Classification

| Condition Classification | | Employment | | Land Area | | Floor Space (sq. ft.) | |
|-----------------------------|---|--------------|------------|----------------|------------|--------------------------|------------|
| | | No. | Percentage | Amount | Percentage | Amount | Percentage |
| Better | 1 | 181 | 14 | 200,500 | 33 | 478,000 | 40 |
| ↑ | 2 | 242 | 19 | 140,000 | 23 | 244,000 | 21 |
| to | 3 | 170 | 13 | 113,500 | 19 | 195,000 | 16 |
| ↓ | 4 | 511 | 40 | 74,500 | 12 | 116,000 | 10 |
| | 5 | 165 | 13 | 76,000 | 12 | 143,000 | 12 |
| Worse | 6 | 0 | | 8,000 | 1 | 7,500 | 1 |
| Not | 7 | 8 | | 16,000 | | 511,000 | |
| Graded | 8 | <u>4</u> | <u>—</u> | <u>21,000</u> | <u>—</u> | <u>500,000</u> | <u>—</u> |
| Total | | <u>1,281</u> | <u>100</u> | <u>649,500</u> | <u>100</u> | <u>2,194,500</u> | <u>100</u> |

Source: Field Survey, Arthur D. Little, Inc.

TABLE 27-E
Structure Profile

| Structure Type | Land Area (sq. ft.) | Total Floor Space (sq. ft.) | Vacant Floor Space (sq. ft.) |
|----------------|------------------------|-----------------------------------|------------------------------------|
| Office | 9,500 | 11,000 | 0 |
| Retail | 367,000 | 564,000 | 10,500 |
| Industry | 50,000 | 52,500 | 0 |
| Special | <u>223,000</u> | <u>1,567,000</u> | <u>1,400</u> |
| Total | <u>649,500</u> | <u>2,194,500</u> | <u>11,900</u> |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 27-F
Block Profile

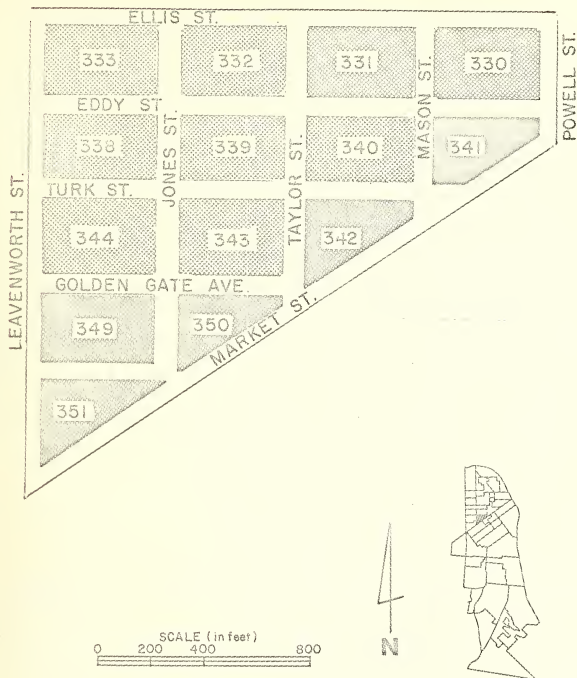
| <u>Block Number</u> | <u>Av. Weighted Condition Classification</u> | <u>Employment</u> | <u>Land Area in Use (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Vacancy</u> | |
|-------------------------|--|-------------------|---|----------------------------------|----------------------------------|-------------------|
| | | | | | <u>Floor Space (sq. ft.)</u> | <u>Percentage</u> |
| 302 | 3 | 542 | 98,500 | 595,500 | 0 | 0 |
| 303 | 1 | 50 | 44,000 | 38,000 | 0 | 0 |
| 319 | 3 | 34 | 25,500 | 42,500 | 0 | 0 |
| 320 | 3 | 143 | 74,500 | 110,500 | 4,400 | 4 |
| 321 | 1 | 103 | 54,000 | 74,000 | 0 | 0 |
| 322 | 1 | 89 | 57,000 | 376,000 | 0 | 0 |
| 693 | 4 | 54 | 37,000 | 59,500 | 0 | 0 |
| 694 | 5 | 90 | 50,000 | 122,500 | 0 | 0 |
| 715 | 1 | 14 | 25,500 | 24,000 | 0 | 0 |
| 716 | 2 | 40 | 63,500 | 102,000 | 0 | 0 |
| 717 | 4 | 71 | 74,500 | 82,000 | 7,500 | 9 |
| 718 | 5 | 51 | 45,500 | 68,000 | 0 | 0 |

Source: Field Survey, Arthur D. Little, Inc.

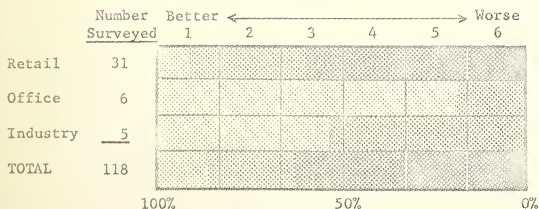
Arthur D. Little, Inc.



NORTH OF MARKET AREA



CONDITION OF STRUCTURES



LEGEND

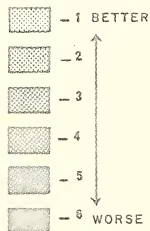


FIGURE 16



NORTH OF MARKET AREATABLE 28-A

Estimated Floor Area by Activity
1947 - 1963 - 1977
(In Acres)

| <u>Activity</u> | <u>1947</u> | <u>1963</u> | <u>1977</u> |
|-------------------------|--------------|--------------|--------------|
| Office | 22.54 | 27.40 | 28.00 |
| Public & Institutional | 1.50 | 2.81 | 3.77 |
| Retail | 20.22 | 16.37 | 14.78 |
| Wholesale | .46 | 0 | 0 |
| Utilities | 0 | 0 | 0 |
| Light Industry | 2.46 | .70 | .20 |
| Medium Industry | 0 | 0 | 0 |
| Heavy Industry | 0 | 0 | 0 |
| Garages & Used Car Lots | 3.93 | 2.51 | 1.89 |
| Parking | <u>1.42</u> | <u>4.31</u> | <u>9.32</u> |
| Total | <u>52.53</u> | <u>54.10</u> | <u>57.96</u> |

Source: Dept. of City Planning, San Francisco, and Arthur D. Little, Inc.

TABLE 28-BIndustrial Profile

| <u>Industry</u> | <u>Survey Empl.</u> | <u>Firms with 10+ Employees</u> | | <u>Land Area (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Median Condition Classi- fication</u> |
|-----------------------------|-------------------------|-------------------------------------|-------------------------|--------------------------------|----------------------------------|--|
| | | <u>No. of Firms</u> | <u>No. of Empl.</u> | | | |
| Automotive Whole- salers | 375 | 0 | 0 | 8,000 | 15,000 | 5 |
| Transportation | 175 | 0 | 0 | 28,100 | 79,500 | 1 |
| Eating & Drinking Places | 530 | 13 | 251 | 203,300 | 660,200 | 4 |
| Banking | 585 | 1 | 319 | 28,200 | 125,300 | 1 |
| Hotels | 312 | 9 | 222 | 111,500 | 644,700 | 3 |
| Personal Services | 168 | 4 | 53 | 86,100 | 225,200 | 3 |
| Misc. Services | 205 | 1 | 41 | 54,500 | 141,000 | 4 |
| Amusements & Recreation | 823 | 32 | 947 | 74,700 | 241,500 | 6 |
| Educational Services | 375 | 0 | 0 | 6,700 | 70,800 | 1 |

Source: Dept. of Employment, State of California,
and Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 28-C
Condition of Structure by Industry

| <u>Industry</u> | | <u>Condition Classification</u> | | | | | |
|-----------------------------|-------------|---------------------------------|---------|---------|---------|--------|-------|
| | | 1 | 2 | 3 | 4 | 5 | 6 |
| Automotive Whole- salers | Floor Space | | | | | 15,000 | |
| | Employment | | | | | 375 | |
| Transportation | Floor Space | 79,500 | | | | | |
| | Employment | 175 | | | | | |
| Eating & Drinking Places | Floor Space | | 67,300 | 216,900 | 136,000 | 52,800 | 3,000 |
| | Employment | | 77 | 144 | 134 | 46 | 2 |
| Banking | Floor Space | 85,000 | | 40,300 | | | |
| | Employment | 375 | | 210 | | | |
| Hotels | Floor Space | 59,900 | 159,700 | 265,200 | 88,000 | 64,400 | 7,500 |
| | Employment | 91 | 34 | 120 | 39 | 22 | 6 |
| Personal Services | Floor Space | 41,200 | 45,200 | 66,500 | 64,200 | 2,100 | 6,000 |
| | Employment | 40 | 32 | 38 | 44 | 6 | 4 |
| Misc. Services | Floor Space | | | 13,500 | 122,900 | 1,600 | 3,000 |
| | Employment | | | 35 | 166 | 2 | 2 |
| Amusements & Recreation | Floor Space | 105,400 | 53,500 | 7,500 | 66,100 | | 9,000 |
| | Employment | 550 | 43 | 6 | 218 | | 6 |
| Educational Services | Floor Space | 70,800 | | | | | |
| | Employment | 375 | | | | | |

Source: Field Survey, Arthur D. Little, Inc.

NOTE: Floor space expressed in square feet

Arthur D. Little, Inc.



TABLE 28-D

Area Profile by Condition Classification

| <u>Condition Classification</u> | | <u>Employment</u> | | <u>Land Area</u> | | <u>Floor Space (sq. ft.)</u> | |
|---------------------------------|---|-------------------|-------------------|------------------|-------------------|------------------------------|-------------------|
| | | <u>No.</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> |
| Better | 1 | 1,873 | 47 | 205,500 | 22 | 760,500 | 27 |
| ↑ to ↓ | 2 | 218 | 5 | 156,000 | 17 | 416,500 | 15 |
| | 3 | 659 | 17 | 242,500 | 26 | 809,000 | 29 |
| | 4 | 1,099 | 28 | 251,500 | 27 | 613,000 | 22 |
| | 5 | 78 | 2 | 59,000 | 6 | 137,500 | 5 |
| Worse | 6 | 26 | 1 | 14,000 | 2 | 37,500 | 1 |
| Not | 7 | 23 | | 22,500 | | 61,500 | |
| Graded | 8 | <u>28</u> | <u>—</u> | <u>210,500</u> | <u>—</u> | <u>4,500,000</u> | <u>—</u> |
| Total | | <u>4,004</u> | <u>100</u> | <u>1,161,500</u> | <u>100</u> | <u>7,335,500</u> | <u>100</u> |

Source: Field Survey, Arthur D. Little, Inc.

TABLE 28-E

Structure Profile

| <u>Structure Type</u> | <u>Land Area (sq. ft.)</u> | <u>Total Floor Space (sq. ft.)</u> | <u>Vacant Floor Space (sq. ft.)</u> |
|-----------------------|----------------------------|------------------------------------|-------------------------------------|
| Office | 54,000 | 205,000 | 9,000 |
| Retail | 161,000 | 185,000 | 23,000 |
| Industry | 110,000 | 656,000 | 0 |
| Special | <u>836,500</u> | <u>6,289,500</u> | <u>112,000</u> |
| | <u>1,161,500</u> | <u>7,335,500</u> | <u>144,000</u> |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.

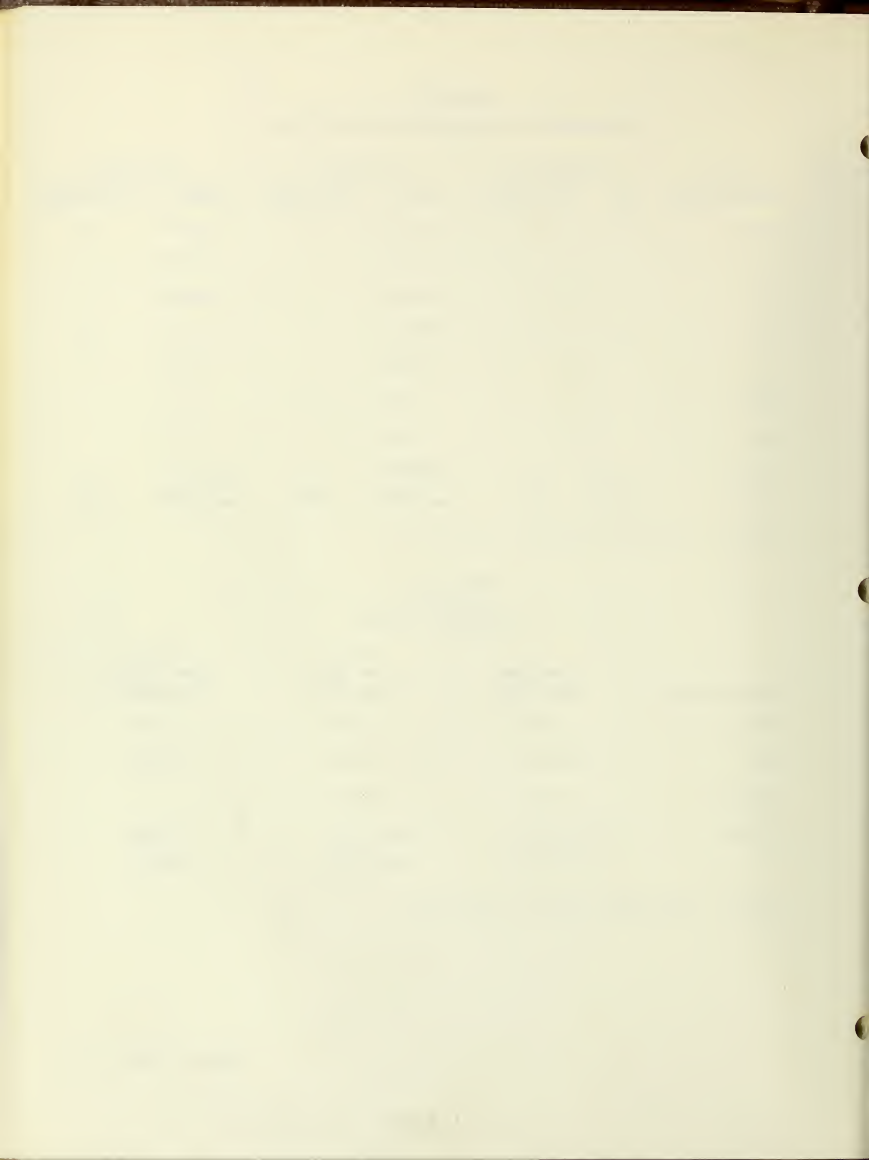


TABLE 28-F
Block Profile

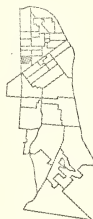
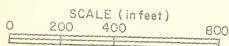
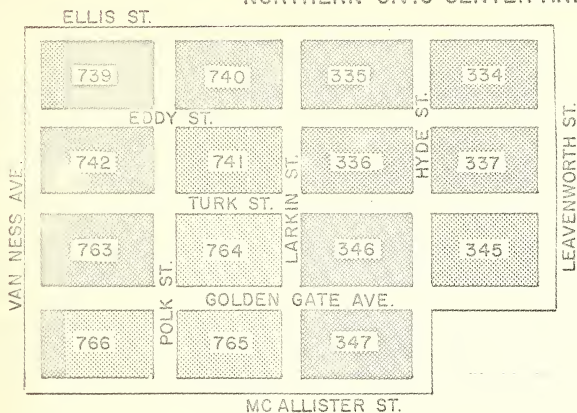
| <u>Block Number</u> | <u>Av. Weighted Condition Classification</u> | <u>Employment</u> | <u>Land Area in Use (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Vacancy</u> | |
|-------------------------|--|-------------------|---|----------------------------------|----------------------------------|-------------------|
| | | | | | <u>Floor Space (sq. ft.)</u> | <u>Percentage</u> |
| 330 | 4 | 557 | 119,500 | 406,500 | 21,000 | 5 |
| 331 | 4 | 159 | 119,500 | 223,000 | 24,000 | 11 |
| 332 | 3 | 952 | 172,500 | 276,000 | 0 | 0 |
| 333 | 3 | 136 | 93,500 | 280,500 | 7,400 | 3 |
| 338 | 3 | 107 | 103,000 | 207,000 | 600 | 0 |
| 339 | 3 | 439 | 112,500 | 328,500 | 0 | 0 |
| 340 | 3 | 247 | 114,000 | 377,000 | 0 | 0 |
| 341 | 6 | 27 | 12,500 | 42,500 | 0 | 0 |
| 342 | | 2 | 13,000 | 0 | 0 | 0 |
| 343 | 3 | 517 | 86,000 | 277,500 | 91,000 | 33 |
| 344 | 3 | 544 | 106,500 | 174,500 | 0 | 0 |
| 349 | 5 | 317 | 109,000 | 242,500 | 0 | 0 |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



NORTHERN CIVIC CENTER AREA



CONDITION OF STRUCTURES

LEGEND

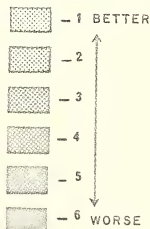
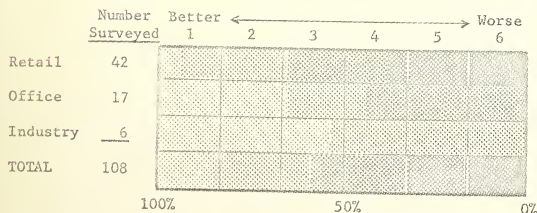


FIGURE 17



NORTHERN CIVIC CENTER AREATABLE 29-A

Estimated Floor Area by Activity
1947 - 1963 - 1977
(In Acres)

| <u>Activity</u> | <u>1947</u> | <u>1963</u> | <u>1977</u> |
|-------------------------|--------------|--------------|--------------|
| Office | 12.92 | 24.08 | 25.23 |
| Public & Institutional | 9.36 | 20.29 | 43.37 |
| Retail | 11.56 | 14.39 | 14.76 |
| Wholesale | .74 | 0 | 0 |
| Utilities | 0 | .86 | .80 |
| Light Industry | 4.95 | 4.49 | 3.10 |
| Medium Industry | .31 | 0 | 0 |
| Heavy Industry | .66 | 0 | 0 |
| Garages & Used Car Lots | 6.71 | 2.55 | 1.59 |
| Parking | <u>2.23</u> | <u>4.59</u> | <u>8.17</u> |
| Total | <u>49.44</u> | <u>71.25</u> | <u>97.02</u> |

Source: Dept. of City Planning, San Francisco, and Arthur D. Little, Inc.

TABLE 29-BIndustrial Profile

| <u>Industry</u> | <u>Survey Empl.</u> | <u>Firms with 10+ Employees</u> | | <u>Land Area (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Median Condition Classi- fication</u> |
|----------------------------------|-------------------------|-------------------------------------|-------------------------|--------------------------------|----------------------------------|--|
| | | <u>No. of Firms</u> | <u>No. of Empl.</u> | | | |
| Automotive Whole- salers | 12 | 3 | 133 | 5,800 | 63,500 | 1 |
| Eating & Drinking Places | 183 | 5 | 87 | 64,500 | 200,600 | 3 |
| Misc. Retail Stores | 67 | 0 | 0 | 35,300 | 66,100 | 4 |
| Banking | 100 | 0 | 0 | 19,500 | 44,900 | 2 |
| Hotels | 239 | 4 | 42 | 171,200 | 656,100 | 1 |
| Personal Services | 91 | 1 | 10 | 50,900 | 112,700 | 3 |
| Misc. Services | 270 | 1 | 10 | 50,800 | 214,800 | 3 |
| Automotive Repairs & Services | 115 | 1 | 17 | 83,300 | 175,300 | 4 |
| Amusements & Recreation | 188 | 7 | 119 | 36,000 | 65,300 | 4 |

Source: Dept. of Employment, State of California,
and Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.

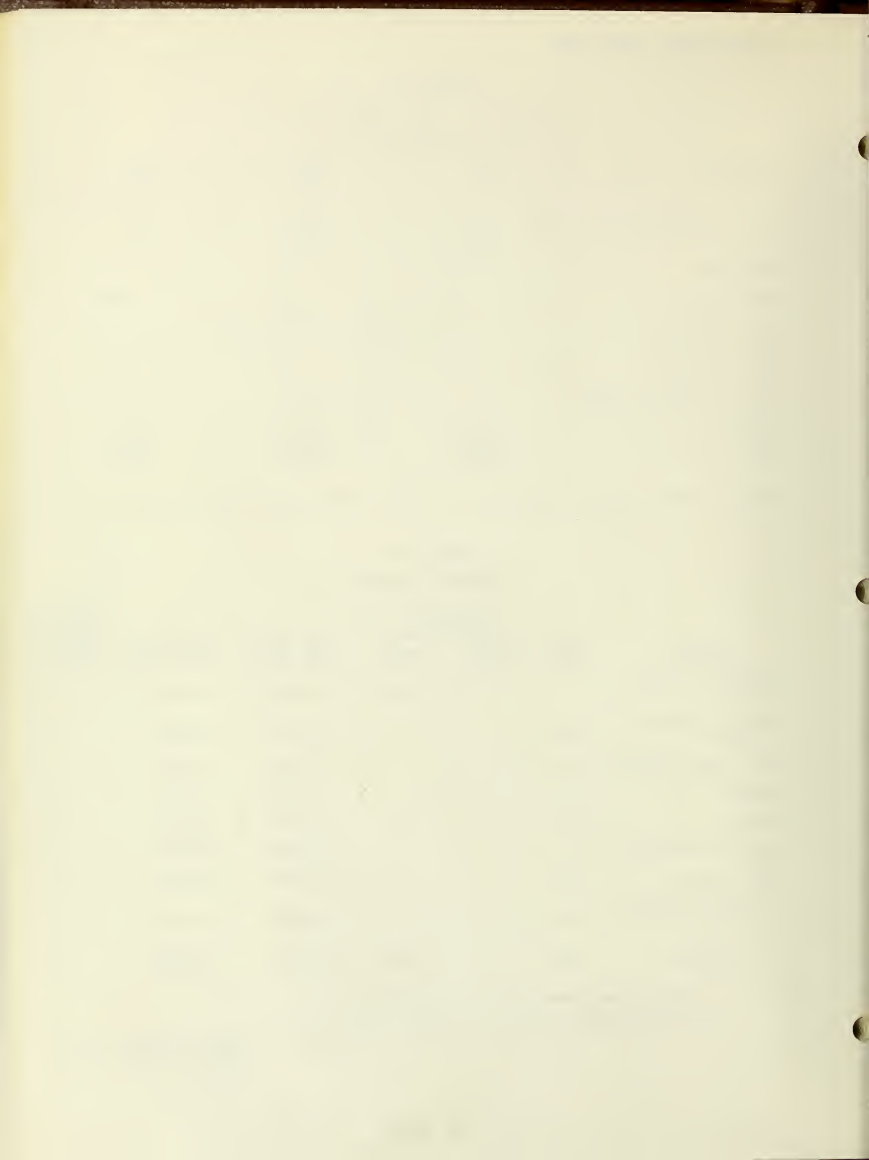


TABLE 29-C
Condition of Structure by Industry

| <u>Industry</u> | | <u>Condition Classification</u> | | | | | |
|----------------------------------|-------------|---------------------------------|---------|---------|--------|--------|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 |
| Automotive Whole- salers | Floor Space | | 60,000 | 3,500 | | | |
| | Employment | | 6 | 6 | | | |
| Eating & Drinking Places | Floor Space | 12,700 | 80,100 | 37,500 | 38,400 | 31,900 | |
| | Employment | 8 | 83 | 45 | 33 | 14 | |
| Misc. Retail Stores | Floor Space | 1,900 | 14,500 | 15,500 | 15,900 | 18,400 | |
| | Employment | 2 | 27 | 16 | 8 | 14 | |
| Banking | Floor Space | | 25,700 | 15,000 | | 4,200 | |
| | Employment | | 50 | 35 | | 15 | |
| Hotels | Floor Space | 361,800 | 128,600 | 72,200 | 55,300 | 38,100 | |
| | Employment | 111 | 54 | 26 | 28 | 20 | |
| Personal Services | Floor Space | 3,500 | 31,000 | 24,300 | 23,800 | 30,100 | |
| | Employment | 2 | 20 | 39 | 16 | 14 | |
| Misc. Services | Floor Space | 1,500 | 13,500 | 185,000 | 3,500 | 11,300 | |
| | Employment | 6 | 27 | 216 | 15 | 6 | |
| Automotive Repairs & Services | Floor Space | 3,500 | 14,500 | 50,300 | 55,100 | 51,900 | |
| | Employment | 6 | 18 | 35 | 30 | 26 | |
| Amusements & Recreation | Floor Space | | 10,800 | 18,500 | 3,500 | 32,500 | |
| | Employment | | 2 | 96 | 15 | 75 | |

Source: Field Survey, Arthur D. Little, Inc.

NOTE: Floor space expressed in square feet

Arthur D. Little, Inc.



TABLE 29-D
Area Profile by Condition Classification

| Condition Classification | | <u>Employment</u> | | <u>Land Area</u> | | <u>Floor Space (sq. ft.)</u> | |
|--|---|-------------------|-------------------|------------------|-------------------|----------------------------------|-------------------|
| | | <u>No.</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> | <u>Amount</u> | <u>Percentage</u> |
| Better | 1 | 6,559 | 81 | 412,500 | 39 | 2,566,000 | 62 |
| <div style="display: flex; align-items: center; justify-content: center;"> <div style="text-align: center; margin-right: 5px;"> ↑ to ↓ </div> </div> | 2 | 497 | 6 | 160,000 | 15 | 470,000 | 11 |
| | 3 | 585 | 7 | 235,000 | 22 | 543,000 | 13 |
| | 4 | 228 | 3 | 118,500 | 11 | 275,000 | 7 |
| | 5 | 236 | 3 | 126,000 | 12 | 281,000 | 7 |
| Worse | 6 | 0 | | 2,500 | | 7,500 | |
| Not | 7 | 462 | | 93,000 | | 3,500 | |
| Graded | 8 | <u>14</u> | <u>—</u> | <u>65,000</u> | <u>—</u> | <u>3,001,500</u> | <u>—</u> |
| Total | | <u>8,581</u> | <u>100</u> | <u>1,212,500</u> | <u>100</u> | <u>7,147,500</u> | <u>100</u> |

Source: Field Survey, Arthur D. Little, Inc.

TABLE 29-E
Structure Profile

| <u>Structure Type</u> | <u>Land Area (sq. ft.)</u> | <u>Total Floor Space (sq. ft.)</u> | <u>Vacant Floor Space (sq. ft.)</u> |
|-----------------------|--------------------------------|--|---|
| Office | 354,500 | 2,376,000 | 26,000 |
| Retail | 304,000 | 470,500 | 12,400 |
| Industry | 65,500 | 141,000 | 32,500 |
| Special | <u>488,500</u> | <u>4,160,000</u> | <u>96,000</u> |
| Total | <u>1,212,500</u> | <u>7,147,500</u> | <u>166,900</u> |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 29-F
Block Profile

| <u>Block Number</u> | <u>.Av. Weighted Condition Classification</u> | <u>Employment</u> | <u>Land Area in Use (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>VACANCY</u> | |
|-------------------------|---|-------------------|---|----------------------------------|----------------------------------|-------------------|
| | | | | | <u>Floor Space (sq. ft.)</u> | <u>Percentage</u> |
| 334 | 3 | 93 | 99,500 | 216,000 | 0 | 0 |
| 335 | 4 | 107 | 86,000 | 25,000 | 0 | 0 |
| 336 | 3 | 560 | 91,000 | 164,500 | 13,300 | 8 |
| 337 | 3 | 200 | 50,000 | 137,000 | 33,900 | 5 |
| 345 | 2 | 346 | 94,500 | 335,00 | 0 | 0 |
| 346 | 4 | 184 | 109,000 | 192,500 | 0 | 0 |
| 347 | 4 | 165 | 85,000 | 188,500 | 30,000 | 16 |
| 739 | 6 | 18 | 29,000 | 60,000 | 0 | 0 |
| 740 | 5 | 79 | 61,500 | 188,500 | 0 | 0 |
| 741 | 2 | 45 | 99,500 | 127,000 | 0 | 0 |
| 742 | 4 | 53 | 68,000 | 183,500 | 90,000 | 49 |
| 763 | 4 | 131 | 52,500 | 92,500 | 0 | 0 |
| 764 | 1 | 4,500 | 102,500 | 1,500,000 | 0 | 0 |
| 765 | 1 | 1,500 | 110,000 | 500,000 | 0 | 0 |
| 766 | 1 | 600 | 74,500 | 237,500 | 0 | 0 |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



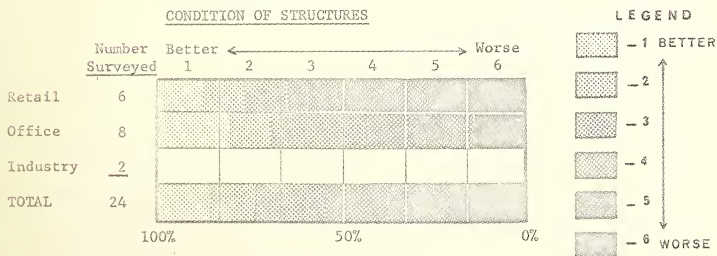
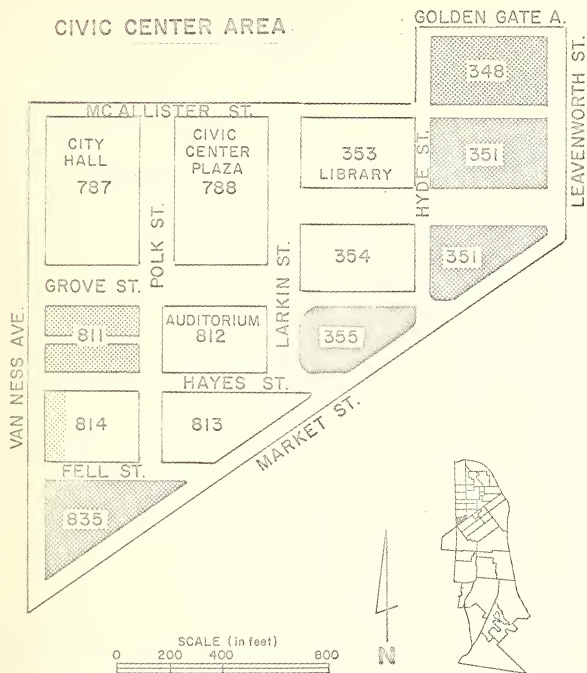


FIGURE 18

RECEIVED

USE 18 10 30 AM 1960

APR
DEPT. 1

2
JUN 1960

CIVIC CENTER AREATABLE 30-A

Estimated Floor Area by Activity
1947 - 1963 - 1977
(In Acres)

| <u>Activity</u> | <u>1947</u> | <u>1963</u> | <u>1977</u> |
|-------------------------|--------------|--------------|--------------|
| Office | 6.66 | 8.17 | 8.77 |
| Public & Institutional | 28.98 | 32.34 | 55.08 |
| Retail | 5.97 | 4.88 | 4.42 |
| Wholesale | 0 | 0 | 0 |
| Utilities | 0 | 0 | 0 |
| Light Industry | .25 | .39 | 3.04 |
| Medium Industry | .15 | .15 | .07 |
| Heavy Industry | 0 | 0 | 0 |
| Garages & Used Car Lots | 2.80 | .38 | .20 |
| Parking | <u>1.18</u> | <u>2.35</u> | <u>4.12</u> |
| Total | <u>45.99</u> | <u>45.93</u> | <u>75.70</u> |

Source: Dept. of City Planning, San Francisco, and Arthur D. Little, Inc.

TABLE 30-BIndustrial Profile

| <u>Industry</u> | <u>Survey Empl.</u> | <u>Firms with 10+ Employees</u> | | <u>Land Area (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Median Condition Classi- fication</u> |
|----------------------------------|-------------------------|-------------------------------------|-------------------------|--------------------------------|----------------------------------|--|
| | | <u>No. of Firms</u> | <u>No. of Empl.</u> | | | |
| Machinery & Equipment | | | | | | |
| Wholesalers | 50 | 0 | 0 | 8,200 | 20,200 | 3 |
| Misc. Wholesalers | 15 | 0 | 0 | 4,500 | 3,500 | 4 |
| General Contractors | 35 | 0 | 0 | 8,000 | 7,500 | 3 |
| Communication | 175 | 1 | 260 | 1,300 | 60,000 | 2 |
| Banking | 15 | 0 | 0 | 4,500 | 3,500 | 2 |
| Misc. Services | 280 | 0 | 0 | 42,800 | 105,400 | 1 |
| Automotive Repairs & Services | 12 | 0 | 0 | 7,300 | 26,300 | 3 |
| Amusements & Recreation | 105 | 1 | 32 | 14,800 | 25,400 | 1 |

Source: Dept. of Employment, State of California,
and Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.

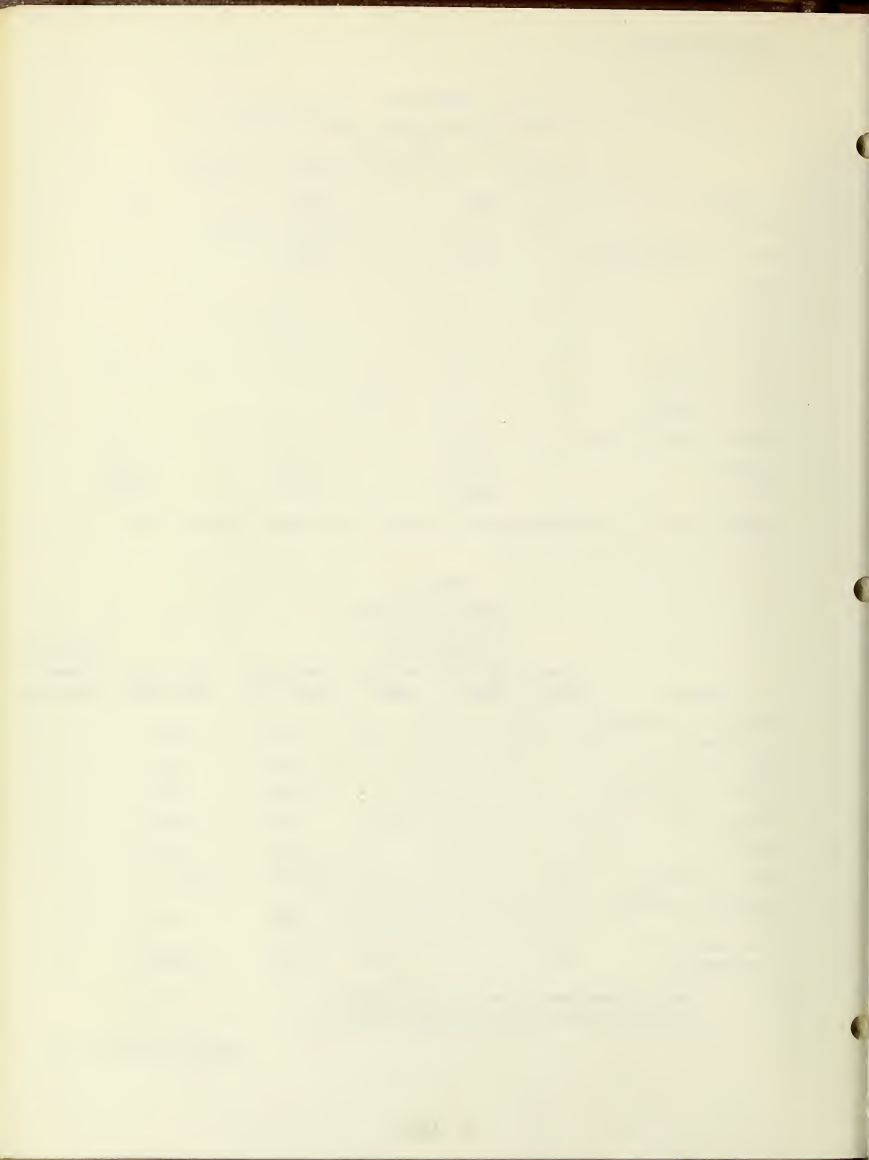


TABLE 30-C
Condition of Structure by Industry

| <u>Industry</u> | | <u>Condition Classification</u> | | | | | |
|---|-------------|---------------------------------|--------|--------|--------|---|---|
| | | 1 | 2 | 3 | 4 | 5 | 6 |
| Machinery & Equipment Whole- salers | Floor Space | | | 20,200 | | | |
| | Employment | | | 50 | | | |
| Misc. Wholesalers | Floor Space | | | | 3,500 | | |
| | Employment | | | | 15 | | |
| General Con- tractors | Floor Space | | | 7,500 | | | |
| | Employment | | | 35 | | | |
| Communication | Floor Space | | 60,000 | | | | |
| | Employment | | 175 | | | | |
| Banking | Floor Space | | 3,500 | | | | |
| | Employment | | 15 | | | | |
| Misc. Services | Floor Space | 92,500 | | 12,900 | | | |
| | Employment | 250 | | 30 | | | |
| Automotive Repairs & Services | Floor Space | | | 15,000 | 11,300 | | |
| | Employment | | | 6 | 6 | | |
| Amusements & Recreation | Floor Space | 12,800 | | 12,700 | | | |
| | Employment | 70 | | 35 | | | |

Source: Field Survey, Arthur D. Little, Inc.

NOTE: Floor space expressed in square feet

Arthur D. Little, Inc.



TABLE 30-D
Area Profile by Condition Classification

| Condition Classification | | Employment | | Land Area | | Floor Space (sq. ft.) | |
|-----------------------------|---|------------|------------|----------------|------------|--------------------------|------------|
| | | No. | Percentage | Amount | Percentage | Amount | Percentage |
| Better | 1 | 410 | 49 | 63,500 | 42 | 115,000 | 38 |
| ↑ | 2 | 190 | 23 | 17,500 | 11 | 63,500 | 21 |
| to | 3 | 213 | 25 | 59,500 | 39 | 104,500 | 35 |
| ↓ | 4 | 15 | 2 | 4,500 | 3 | 3,500 | 1 |
| | 5 | 8 | 1 | 8,000 | 5 | 15,000 | 5 |
| Worse | 6 | 0 | | 0 | | 0 | |
| Not | 7 | 84 | | 154,000 | | 0 | |
| Graded | 8 | 4 | | 45,000 | | 0 | |
| Total | | <u>924</u> | <u>100</u> | <u>352,000</u> | <u>100</u> | <u>301,500</u> | <u>100</u> |

Source: Field Survey, Arthur D. Little, Inc.

TABLE 30-E
Structure Profile

| <u>Structure Type</u> | <u>Land Area (sq. ft.)</u> | <u>Total Floor Space (sq. ft.)</u> | <u>Vacant Floor Space (sq. ft.)</u> |
|-----------------------|--------------------------------|--|---|
| Office | 81,500 | 174,500 | 0 |
| Retail | 54,500 | 81,000 | 13,000 |
| Industry | 9,000 | 11,000 | 0 |
| Special | <u>207,000</u> | <u>35,000</u> | <u>0</u> |
| Total | <u>352,000</u> | <u>301,500</u> | <u>130,000</u> |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



TABLE 30-F
Block Profile

| <u>Block Number</u> | <u>Av. Weighted Condition Classification</u> | <u>Employment</u> | <u>Land Area in Use (sq. ft.)</u> | <u>Floor Space (sq. ft.)</u> | <u>Vacancy</u> | |
|-------------------------|--|-------------------|---|----------------------------------|----------------------------------|-------------------|
| | | | | | <u>Floor Space (sq. ft.)</u> | <u>Percentage</u> |
| 348 | 3 | 484 | 84,000 | 128,500 | | 40 |
| 351 | 4 | 56 | 13,000 | 32,500 | 13,000 | 0 |
| 354 | | 37 | 55,500 | 0 | 0 | 0 |
| 811 | 2 | 237 | 61,500 | 111,000 | 0 | 0 |
| 812 | | 6 | 110,000 | 0 | 0 | 0 |
| 814 | 4 | 104 | 28,000 | 29,500 | 0 | 0 |

Source: Field Survey, Arthur D. Little, Inc.

Arthur D. Little, Inc.



